

# 2 WONDERFUL STONE VILLAS WITH NICE GARDENS IN NIPPOS



**REF:**  
**YHOC-1003**



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**PRICE:**  
**€390,000**

**HOUSE SIZE: 120m<sup>2</sup> + 100m<sup>2</sup>**

**LAND SIZE: 1993m<sup>2</sup>**

**These are two wonderful old properties in Nippos. They have been fully and tastefully refurbished by the current owners.**

**They are set within idyllic and peaceful surroundings and have fantastic mountain and rural views.**

The villas sit in spacious, pretty, tiered gardens — with a wide variety of fruit and olive trees. There is plenty of room to add a private pool if required.

The two detached houses have been lovingly renovated to create 2 dwellings of great character and charm. Traditional wood, stone and tiles blend together making the houses one with their natural setting. Mature trees and gardens add to this peaceful atmosphere.

## **INTERIOR**

### **HOUSE 1**

The entrance is through double sets of doors leading from a wide terrace to a fitted kitchen and dining area with a ceramic tiled floor. The original fireplace and bread oven have been preserved and the newly refitted kitchen (fitted with all Appliances) has a very pleasant country cottage style.

A spacious hallway creates a separate dining area and an original stone arch leads from here to a further useful utility and storage with a door off into cloakroom, WC and vanity unit.

A door from the dining room leads to a large, comfortable lounge area with ceramic tiled floor and a wood burning stove. There is a doorway to the side — with steps leading up to an upper terrace.

Leading off from here is a large double bedroom with a tiled floor and a wooden ceiling. A door from this bedroom leads to a further double bedroom with large shower room, WC and vanity unit.

From this room, there is also access to a large, pretty side terrace with an external spiral staircase leading back down to the gardens and terraces.

## **HOUSE 2**

This is a stone built property — with an exposed stone finish.

Entering from a wide front terrace, the hallway with its featured stone walls, storage cupboard and curving staircase, gives way on the left to a re-fitted galley style kitchen, fitted with all appliances.

Also on the ground floor, there is a spacious and airy sitting room with a wood burning stove. Alternatively, this could also be used as a further bedroom.

On the right of the entrance, there is a beautiful bathroom with featured stone walling, a bath and wash hand basin plus a separate shower and toilet.

On the upper floor, there is a spacious mezzanine area with a wooden floor — which serves as a sitting room.

From here, there is a balcony with superb views to the White Mountains. On this upper floor there is also a cloakroom with WC and wash hand basin. The main double bedroom is very spacious with feature wooden ceiling beams and a wooden floor.

## **EXTERIOR**

The houses are located in a tranquil and elevated setting, set back from the road amongst many mature trees including olive,

orange, lemon, mandarin, fig, grapefruit, walnut and pomegranate.

The spacious gardens provide plenty of room for a private pool and the villa has a private driveway with plenty of parking plus pedestrian access to the rear of the property.

There is an old well on the front terrace and an original 'grape treading' bath - along with a separate stone building currently used as a wood store. This has a pergola covered terrace above and also, attractive decking areas have been created for further outdoor seating.

The plot is known as 'Mouros' - a special place with exceptional panoramic views over the valley and the White Mountains.

## THE AREA

Set in an idyllic and elevated location with splendid mountain views, this is a lovely property in the village of Nippos Apokoronas.

**Nippos is a lovely village with its own tavernas and is close to the larger, lively village of Vrisses with all its amenities. Chania, Rethymno and Georgioupolis are all within a short drive.**

## FEATURES:

- Air-conditioning in master bedroom
- 2 x Newly Fitted kitchens with appliances
- 2 x New wood burning stoves with extended pipe work
- Cosmote Telephone and Internet
- Fitted wardrobes
- Double Solar Panel and Water tank
- Aluminium doors and windows with fly screens and shutters
- Mature Gardens and pretty pathways
- Many Outdoor terraces and dining areas



- External and internal storage space
- Private driveway and Car parking
- Fully walled and fenced plot

