

STUNNING 3-BED VILLA WITH PRIVATE POOL AND GREAT VIEWS IN PALELONI



**REF:
YHOC-1027**



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**PRICE:
€495,000**

HOUSE SIZE: 125m²

LAND SIZE: 2,000m²

This luxury, high quality villa sits overlooking the sea in the peaceful village of Paleloni.

The villa was completed in 2017 and is currently used as both a family holiday home and a successful rental business !

INTERIOR

The interior of the villa is impressive with modern grey colored tiling and doors and windows and high quality fixtures and fittings.

On the ground floor, there is an open plan living and dining area with double patio doors leading out to the terrace and pool area.

Attractive double stone archways lead to the kitchen which is fully fitted with all appliances.

Also on this level, there is a good sized double bedroom with patio doors leading out to the outdoor areas.

This room also has an en-suite bathroom with a rainfall shower. There is also an additional guest WC and storage space.

Marble stairs lead to the upper floor where there are two further double bedrooms which feature wooden vaulted ceilings and a useful mezzanine area.

Both rooms have patio doors leading out to the vast upper terrace which enjoys panoramic views to the sea.

Also on this level, there is a beautifully finished shower room with a rainfall shower.

EXTERIOR

Entering via private gates from a quiet lane, the property has ample parking area and extremely well landscaped gardens surrounding the main villa.

There is a large private infinity pool with roman steps and separate children's area, an outdoor shower and a covered outdoor dining area with a built in BBQ and kitchen.

The front covered terrace overlooking the pool offers additional outdoor seating and dining space.

The extensive rear garden is fully irrigated, easy maintenance and has pretty pathways winding through the mature plants, flowers, olive and fruit trees.

THE AREA

This lovely property makes a perfect family holiday home and rental opportunity for the popular Cretan Holiday market.

The house is just a short drive to the popular and traditional villages of Kefalas and Vamos with their numerous amenities.

The famous beach resorts of Almyrida & Kalyves are also a short drive away

FEATURES:

- Air conditioning and ceiling fans.
- Fully fitted kitchen with appliances including a dishwasher, washing machine, eye level oven and a ceramic hob.
- Aluminum doors, windows and shutters.
- Fitted wardrobes.
- Storage and mezzanine area.
- Solar panel and immersion heater.
- Private off road parking areas.
- Fully gated and walled plot.
- Private infinity pool with children's area & Roman steps.
- Outdoor Kitchen and BBQ area.
- Covered outdoor Dining area.
- Stone archways and stone details.
- Wooden vaulted ceilings.
- Fully landscaped and irrigated gardens.
- Outdoor shower.
- Internet.
- Underground water tank and pump.

