

# 2 COMFORTABLE 3-BED STONE PROPERTIES IN PEMONIA/AGIOI PANTES



**REF:  
YHOC-189**



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**PRICE  
€399,000  
(BOTH)**

**HOUSE SIZE: 2x130m<sup>2</sup>**

**LAND SIZE: 6,596m<sup>2</sup>(SHARED)**

**Two cozy and comfortable 3-bed stone-built villas with stunning mountain views set in a peaceful and very private plot in the area of Agoii Pantes/Pemonia.**

**These detached properties have 50cm thick walls, thus keeping them warm during the winter time and cool in the summer. They are being sold together and could be a perfect investment as rental villas, a yoga retreat or meditation center.**

## **INTERIOR**

Both properties have the same size and identical layout, except that they are mirrored. They represent a perfect blend of modern amenities with traditional features.

They are "upside down" houses due to the shape of the plot. The main entrance is on the top floor and the bedrooms on the lower floor. Still both floors have access to the exterior areas.

### **House 1:**

The main entrance opens directly into the open living/dining room area, with the U shaped kitchen to the right. The floors are wooden and all the ceilings throughout the house are beamed. Two big windows provide a constant flow of light in the house and offer a stunning mountain view. A wood burner is connected to the central heating system of this house.

On the right hand side there is a WC with a sink and the washing machine.

To the left is a double bedroom with a patio door giving access to a spacious covered veranda. Two patio doors open from the living area to the balconies protected with an iron banister. The views towards the mountains and the green surrounding area are amazing.

A concrete staircase leads to the lower floor which consists of 2 double bedrooms and a full bathroom. The spacious family

bathroom is fully tiled and is equipped with a walk-in shower and a heated towel rail.

Each bedroom is equipped with a floor to ceiling wardrobe and patio doors opening onto an open balcony with stone flagged floor and a banister, offering incredible mountain and countryside views.

### **House 2:**

Same layout, same size. No electrical appliances included in the price. There is a hole in the ceiling for the future installation of a wood burner. The property features Wi-Fi by satellite, a small shower in the top floor bathroom, a spacious modern bathroom with a shower and the washing machine on the lower floor.

Both properties offer great outdoor sitting areas. The covered veranda off the living room is the place to sit and enjoy the views and listen to the chirping of the birds while enjoying a glass of wine or a good coffee in all serenity.

Another important bit of information: there is only agriculture water provided on the plot so the use of filters and bottled drinking water imposes.

### **EXTERIOR**

The access to the house is a little rough (about 600m of dirt road). The properties sit on a large plot planted with about 180 olive trees, and a large parking can easily park several cars. The plot needs a good clean up from wild weeds etc.

A 25m<sup>2</sup> storage room is also to be found at the edge of the plot which guarantees total privacy in a peaceful environment.

Zero chemicals have been used on the soil for over 15 years, allowing for a natural cycle of optimum species, including weeds and insects that work with nature using a permaculture based philosophy.

## THE AREA

The properties are located between Agii Pantes and Pemonia, villages at the foothill of the White Mountains.

Pemonia is a small traditional village sitting in a pretty valley with vineyards and olive trees. It is a 10-minute drive from the larger village of Vrysses, Apokoronas.

The small but picturesque mountain village remains unspoiled, far away from any form of tourism. Mobile vendors go from village to village to sell their products to the inhabitants of these quite remote villages.

In Agioi Pantes one can find a mini market, a sweet shop, a tavern, a pharmacy and a kebab shop (souvlaki).

**The sandy beaches and seaside tavernas of Almerida, Georgioupolis and Kalives are 9km away. The village is 27km away from the town of Chania.**

**A truly lovely property, in a great location with great views! Do not miss it!**

