

# SPACIOUS 3-BED VILLA WITH PRIVATE POOL AND LOVELY VIEWS IN PLAKA



**REF:  
YHOC-1009**



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**PRICE:  
€590,000**

**HOUSE SIZE: 180m<sup>2</sup>**

**LAND SIZE: 2,000m<sup>2</sup>**

**This lovely villa, completed in 2003, sits above the popular, year round village of Plaka and enjoys panoramic views of the sea at Souda Bay and the White Mountain range.**

**With a large terraced private pool, a roof terrace, spacious main and guest accommodation, a garage, off road parking and many other features, this villa is ideal for luxury holidays, the busy rental market or full time living.**

## **INTERIOR**

Entering through the gate and driveway shared with the neighboring villa, this property has plenty of off-road parking — as well as a spacious garage and workshop.

The main floor of the villa enjoys a very pretty conservatory area which has a wooden sloped ceiling, stone detail and a stone fireplace. This area is fully glassed and enclosed with sliding doors and windows and leads directly out to the pool — and its surrounding terraced areas.

The main accommodation is situated on the upper level of the villa and has a good sized living area with a wood burning fire. This area leads out to the conservatory via double glass doors and there are also open plan kitchen and dining areas.

The fully fitted kitchen has all built-in appliances and there is plenty of additional storage.

Also on this level, there are 2 spacious double bedrooms — one with patio doors leading out to the rear terrace and the other being the large master bathroom with a walk-in shower and vanity units, plus a guest WC.

The lower floor has a self — contained guest apartment, with its own living area and a kitchen / dining area. There is also one twin bedroom along with a fully tiled bathroom with a rainfall shower and additional storage space.

## **EXTERIOR**

The gardens are fully walled and fenced and they are beautifully landscaped all around the villa with plenty of mature trees and plants.

The spacious and very private pool area has lots of tiled terraces around for soaking up the sun plus a covered dining area.

Spiral stairs lead up to the very large roof terrace which enjoys panoramic views of the area.

## **THE AREA**

The property sits above the popular, year round village of Plaka, in the municipality of Apokoronas. The village offers two mini markets, a hardware store and a number of cafes and restaurants which remain open all year round.

**The famous beach resort of Almyrida with its sandy beach is just a 3 minute drive by car and offers all kinds of amenities such as bakery, pharmacy, cafes, restaurants, water sports, a port and many more.**

**Chania city center is a half an hour drive while the International Airport of Chania is a 40 minute drive.**

## **FEATURES**

- 2 fitted kitchens — with appliances
- Air conditioning throughout
- Electric radiators and underfloor heating in the bathroom
- Wood burning stove and a stone fireplace
- Fitted wardrobes
- Solar panel, immersion and reserve water tank
- Garage, workshop and storage
- Walled, fenced and gated plot
- Aluminum doors and windows with fly screens
- Satellite internet connection
- Large roof terrace and pool terrace
- Ample internal and external storage areas

