

# MODERN 2-BED VILLA WITH PRIVATE POOL AND SEA VIEWS IN THE HEART OF PLAKA



**REF:  
YHOC-156**



Miette Lauwers  
Tel: (00 30) 6947 374 736  
info@yourhomeoncrete.com  
www.yourhomeoncrete.com

**PRICE:  
€285,000**

**HOUSE SIZE: 79,60m<sup>2</sup>**

**LAND SIZE: 197,35m<sup>2</sup>**

**Light and airy well laid out villa in the heart of Plaka village, with two bedrooms, sea views and a private swimming pool, all within easy walking distance from nearby shops and restaurants!**

**This lovely home was built in 2003 and has a full rental license (EOT), running as a successful rental business over the past years!**

### **INTERIOR:**

The rounded main entrance opens into an open plan ground floor where one will find kitchen, dining area, living room, bathroom and under stairs storage.

This level has a lovely flow, with the kitchen/dining/living area forming an "L" shape, giving access to the covered exterior from either the kitchen or living room. The modern kitchen is fitted with stainless steel electric appliances including dishwasher, hob and oven, microwave and fridge/freezer. A beautiful arch gives the feeling of separation between the kitchen and the dining area.

There is a fully tiled shower room/WC room on this level as well as a good storage space hidden under the stairs.

The living room has a large and comfortable sofa bed as well as plenty of windows and patio doors, allowing plenty of light into the house.

A tiled staircase leads to the upper floor where the two bedrooms and main bathroom are located. This full bathroom has a spacious, fully tiled wall to wall shower with a glass screen.

The smaller bedroom has two single beds, a double wardrobe and some storage cupboards and enjoys sea views from the north-west facing window. The master bedroom has a double bed, plenty of wardrobes and patio doors which open onto a private balcony covered with a canvas covered open pergola. A wooden trellis

provides some privacy and the balcony enjoys unobstructed views of the sea. There is plenty of space here for a nice sitting area!

## **EXTERIOR:**

An asphalted road leads down to the villa and onto a stone paved private parking space, fitting one car. The stone pavement borders the house, leading to the main entrance which is surrounded by beautiful flower beds.

To the left of the main access is also a small gate which leads directly to the swimming pool area.

A spacious, covered and waterproof terrace is found when coming out of the kitchen and living room. This space is equipped with a nice BBQ, a large dining area sitting 8 people and a sun terrace surrounded by wooden trellises, lovely flowers and bushes providing privacy. This area also profits from some sea views. There is also access to this area directly from the parking via a small wooden gate.

A few steps down lead to the south facing private swimming pool of 18m<sup>2</sup>, dressed with a blue mosaic liner, all surrounded by wooden fencing providing privacy. There is also an outdoor shower nearby. The perfect spot to relax and soak the sun in!

## **THE AREA:**

The property is built in the heart of the popular village of Plaka, 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.

**A wonderful, excellently maintained and tastefully decorated property with good rental income, ready to move into!**

## FEATURES:

- Solar panel
- Air conditioning units throughout
- Fully equipped and fitted kitchen
- White goods
- Piped for future installation of central heating
- Telephone/Internet connection
- Immersion heater
- Wooden doors, frames and shutters
- Double glazed windows with fly screens
- Covered BBQ area
- Satellite TV system
- Wardrobes
- Under stairs storage room
- Private Parking space
- Tailored flower beds with watering system
- Entirely walled and fenced
- EOT rental license
- Fully furnished and ready to move into

