

# SUPERB 3-BED VILLA WITH PRIVATE POOL WITHIN WALKING DISTANCE FROM THE BEACH IN TAVRONITIS



**REF:  
YHOC-135**



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**PRICE:  
€330,000**

**HOUSE SIZE: 108m<sup>2</sup>**

**LAND SIZE: 480m<sup>2</sup>**

**Built in 2005, this detached three-bedroom house with a private pool is located just minutes walk from the beach and amenities of Tavronitis.**

**It features big covered verandas, great views, landscaped gardens, balconies, extra storage and much more!**

### **INTERIOR:**

The main entrance door is protected by a covered area and has a cozy small sitting corner ideal for breakfast. It opens into an open plan living/dining room provided with a stone built fire place in the middle of the room. Plenty of windows guarantee a constant flow of light throughout the rooms and a glazed patio door opens to the east facing balcony that is actually used as a utility room housing a fridge. This room offers lots of cupboard space and is totally closed with glass windows.

The light grey kitchen corner is small but functional and has recently been upgraded. It comes fully equipped with a hob and an eye level electric oven.

Under the stairs is a small storage room storing the washing machine and next to it is a shower room with a wall to wall shower and a WC, in blue tiles.

Still on the same floor is a double bedroom with a free standing wardrobe and a patio door leading to the south facing open balcony.

Tiled steps lead to the first floor which consists of two spacious bedrooms and a common bathroom. Each room is equipped with a free standing wardrobe and patio doors opening to balcony/terraces with wonderful sea and mountain views. The blue tiled bathroom comes with a full length bath tub.

A patio door opens to the east facing open balcony provided with outdoor furniture.

## **EXTERIOR:**

The small plot is completely walled and enclosed. The wall bordering the road is stone built, has columns and a wooden entrance gate accessing the garden.

The wrap around garden has graveled and stone paved paths leading to the different areas and sitting corners with exterior furniture for outdoor living.

The garden is small but rich in a variety of plants and flowers, including 2 olive trees, a plum tree, orange, lemon and apricot. The garden is well maintained and nicely decorated with flower beds and handmade mosaic and stained glass decorations.

A wooden trellis archway covered with a colorful bougainvillea gives way to the pool area. The private 40m<sup>2</sup> pool is fitted with mosaic tiles and is surrounded by a comfortable stone paved pavement for the sun beds and umbrellas.

Around the pool, there are plenty of sitting corners as well as a bar covered with wooden beams for entertaining friends and guests. Next to the bar an outdoor living area has been installed, with white rattan furniture and a bamboo covered roof as a protection against the sun. More flowerbeds give the area color and a hedge ensures the privacy of the plot.

A useful shed has been installed in the garden for storage and tools. Another low shed at the back of the house stores the boiler and the fuel tank for the central heating system.

The villa is located just a 7-minute walk from the centre of Tavronitis, a welcoming seaside village that offers an array of amenities and which remains open all year round.

This house is a comfortable and well equipped home for year-round living but can also be a holiday rental villa with high rental potential during the tourist season. It comes fully furnished and is ready to move in!

## THE AREA:

Tavronitis, which is located about 700m from the property, has a mini market, bakery, butchers, pastry shop, cafes and tavernas and more. It is a lively Greek village that remains open during the winter time and offers all amenities.

The villages' long beach has pebbles and crystal clear waters. Tavronitis is close to the junction of the national highway from where Chania is a 30-minute drive and Kissamos 20 minutes away. Chania airport is a 45-minute drive.

**The purchase of this property is ideal for someone looking for a nice residence for holidays, for a rental property or a permanent "home from home" near the beach.**

**DON'T MISS IT!!!**

## FEATURES:

- Wooden shutters and window frames
- Electrical appliances included
- Oil fueled central heating system
- Solar panel
- Exterior storage sheds
- Free standing wardrobes
- Main furniture included
- Fireplace
- Landline and Internet connection
- Reserve water tank
- Private parking
- Walled and fenced garden
- Private pool
- Septic tank
- Immersion heater

