

STUNNING 3-BED VILLA WITH GREAT GARDENS & SHARED POOL WITHIN WALKING DISTANCE FROM TAVRONITIS



**REF:
YHOC-129**



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**PRICE:
€299,000**

HOUSE SIZE: 102m²

LAND SIZE: 381m²

Built in 2005, this great detached three-bedroom house with a shared 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 on the ground floor opens into a small hallway. The 3 bedrooms are located on the ground floor and the living areas on the top floor. This guarantees the wonderful sea views from the balconies and keeps the bedrooms cooler during the hot summer months.

The ground floor consists of three spacious bedrooms, each equipped with a reversible air conditioning unit, free standing wardrobes and patio doors opening to balcony/terraces. The master bedroom has a small storage area under the stairs, housing the washing machine. Also on this floor is a spacious bathroom with a full length bath tub protected by a glass panel. The covered verandas provide shade on hot summer days.

Tiled stairs lead to the top floor and the open-plan lounge, dining and kitchen area with separate WC. Several large patio doors give access to the balconies and terraces providing a light and airy feel inside this comfortable and well-maintained villa. The many openings guarantee the constant flux of light within the house.

The living area has panoramic views over the sea and Rodopos Peninsula, the stunning sunsets towards the west and the mountains to the south. A corner fire place has been adapted by installing a wood burner inside the chimney, which is an effective way to heat the house.

The fully-equipped L shaped kitchen provides enough space to install a dining table.

To the right of the stairs is a small shower room with a WC. The comfortable sitting areas offers great views and a small office has been installed facing the south.

The east facing balcony has a stone built BBQ and outdoor furniture, the ideal place for wining and dining while enjoying the stunning views.

EXTERIOR:

A long graveled and walled driveway gives access to the house which is the last one of the 4 in a row. The shared pool is about 35m² and has a depth of 1m60 all over; it is shared between 3 properties.

The wrap around garden is mostly graveled for easy maintenance and a useful shed has been installed in the garden for storage and tools. Another low shed at the back of the house stores the water tank and the pressure pump.

Plenty of sitting corners – covered or not - around the house give the opportunity for outdoor living. Two beautiful palm trees provide shade and a nice finishing touch in this colourful garden.

The low-maintenance garden is enclosed by walls and railings and features a gravelled area bordered by colourful flowers.

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 home for year-round living but can also be a holiday rental villa. 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, or a permanent "home from home" near the beach.
DON'T MISS IT!!!**

FEATURES:

- Wooden shutters and window frames
- Electrical appliances included
- Air conditioning in 3 bedrooms
- Piped for installation of central heating
- Solar panel
- Extra storage sheds
- Free standing wardrobes
- Fully furnished
- Fireplace/wood burner
- Stone built BBQ
- Reserve water tank
- Private parking
- Walled and fenced garden
- Shared pool
- Septic tank
- Immersion heater

