

# AGIOS ONOUFRIOS 2 BEDROOMS + STUDIO



***'NOT TO BE MISSED'***

***PRICED AT JUST €350,000***

**REF: AGIOS  
ONOUFRIOS LEUKOS**



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**HOUSE SIZE: 120m<sup>2</sup>    PLOT SIZE: 2,000m<sup>2</sup>**

## **SUMMARY:**

This property is located 300 metres from a sandy beach and a well known taverna which is popular with the locals.

At the beginning of the impressive long driveway is an iron gate with a pretty flowering arch above, giving access to the plot.

The plot consists of a carport, the main building which includes a garage and basement, a gazebo with outdoor kitchen, barbecue, fridge and oven, a water feature and a very flowery garden with a large variety of fruit trees and plants.

A few steps lead up to the covered main entrance. From the main door, you enter into a living room/ open plan kitchen which has access to the garden. A few steps down lead to the two bedrooms equipped with built in wardrobes, and the bathroom with bathtub, washing machine and heated towel rail.

The living room extends to an enclosed office or a third bedroom with a solarium. A few steps down from the solarium leads to a separate studio/ extra bedroom with its own entrance.

For extra storage there is a built in wardrobe in the hallway.

For outdoor living, the attractive gazebo is fully equipped with a traditional Cretan oven, a brick built barbecue, comfortable furniture and an outdoor bathroom. It is shady and surrounded by flowers – the perfect spot for relaxing and outdoor dining.

The basement/garage is equipped with an oil tank and boiler, a brand new freezer and a generator. It has a cleverly designed pump system for rain water evacuation.

The mature landscaped garden has 30 rose bushes, a cactus garden, 7 palm trees, fruit trees, exterior lights and a fully illuminated walkway.

The plot is completely fenced and walled, with two iron gates, one of which is electric.

Shopping in Kounoupidiana is just 1.5 kms away. Chania International Airport is 15 minutes away.

## WHAT'S INCLUDED:

- Solar panels
- White aluminium double glazed windows with roller shutters and fly screens
- Built in reserve water tank 5 cubic metres
- Three phase electricity
- 2 x air conditioning units – main bedroom + living room
- Ceiling fans
- Central heating
- Fireplace
- White goods incl. washing machine, dishwasher + freezer
- Satellite dish
- Extra building allowance
- Outdoor kitchen with barbecue + oven
- Full irrigation system with agricultural water
- Access to sewer system
- Generator
- Lots of fruit trees incl. 17 olive trees
- Covered garage + car port
- Walled + fenced plot
- Mature landscaped garden

