

# Exclusive Plaka Villa



Beautifully built villa in large private gardens above the popular village of Plaka

With stunning views stretching across the Bay, landscaped gardens and separate guest accommodation this lovely property is the perfect full time home or first class holiday hideaway.

**A FANTASTIC PRICE AT JUST  
€380,000**

**REF: PLAKA MANTO**



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**HOUSE SIZE: 94m<sup>2</sup> plus 50m<sup>2</sup> garage**  
**PLOT SIZE: 3300m<sup>2</sup> with large private pool**  
This plot also has extra building permission

## **SUMMARY:**

This 2 bedroom single storey villa with extra guest accommodation was completed in 2004 and is set in large beautifully landscaped grounds in Plaka. On a walled and fenced plot with drive and parking this villa has breathtaking uninterrupted views across the mountains and the sea at Souda Bay. Just a couple of minutes from the popular all year round village of Plaka and a short drive to the golden beaches of Almyrida.



The plot surrounding the villa has been fully landscaped with rockeries and a wide variety of mature trees, flowers and plants. The hillside to the left of the plot enjoys a natural landscape and to the rear of the property is an orchard with an abundance of fruit trees including plum, peach, citrus, pomegranate, cherries, apples and more....

The villa enjoys many seating areas in which to enjoy the pool, gardens and stunning views. Steps lead to the extensive roof terrace and to the side is a shady seating and BBQ area. The perfect spot to sit and relax.



## SUMMARY CONT:

Inside the villa the high standard continues with a beautiful light and airy feel, open plan living, fireplace and arches blended with modern fittings and all amenities such as central heating and air conditioning.



The very spacious living area has double patio doors leading to the covered terraces which wrap all around the villa.



The modern kitchen with a separate dining area is finished in a striking blue and is fully equipped.

Step through the archway to the 2 double bedrooms and 2 bathrooms, Both rooms have large fitted wardrobes, A/C and patio doors to private balconies and terraces.

The separate studio apartment has a living and sleeping area with attractive vaulted wood ceilings, private bathroom with full sized bath and a well equipped kitchenette. Throughout the villa there are many internal and external storage areas. The extra building permission leaves masses of scope for future alterations.



## WHAT'S INCLUDED:

- Air conditioning to bedrooms
  - All fixtures and fittings
  - Central heating and fireplace
- All appliances inc washing machine
  - Fitted wardrobes
  - Private parking
  - Satellite TV
- Mature gardens with watering system
  - A wide variety of fruit trees
  - Fully walled, fenced and gated plot
  - Solar panels and 9000L extra water tanks
- External storage rooms, workshop and wood store
- Aluminium 'tilt and open' doors and windows with fly screens

