

# FIRST CLASS 3-BED SINGLE LEVEL VILLA WITH GREAT SEA VIEWS SET ON LARGE LAND IN PLAKA



**REF:  
PLAKA PASITHEA**



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**PRICED AT:  
€350,000**

**HOUSE SIZE: 106m<sup>2</sup> PLOT SIZE: 601m<sup>2</sup>**

**This truly first class villa is set in beautifully landscaped gardens in the popular village of Plaka. Within easy walking distance of a large selection of tavernas, cafes and shops.**

This very high quality, single level villa has a high quality finish throughout and enjoys spectacular, completely secure sea views across Souda Bay.

A lovely property which is the perfect full time home or luxury holiday destination.

This 3 bedroom villa was completed in 2004 and is set in a great location just a short stroll from the village centre and yet in a quiet and secluded spot in its own beautifully landscaped grounds.

The plot surrounding the villa has been well landscaped with a wide variety of trees, flowers and plants. The plot extends way beyond the front of the villa down into a ravine - making the views 100% protected.

There are many attractive seating areas for external dining all around the villa and of course plenty of room for a private pool to be added.

The villa has a lovely, modern fitted kitchen with all built in appliances with an archway leading to the light and airy living room with a stunning feature fireplace.

From here, glass frontage and patio doors lead to extensive front terrace. The tiled roof makes this the perfect shady spot to sit back, relax and enjoy the views.

The villa has 3 good sized double bedrooms one with an en-suite shower room and the other 2 with a very large shared bathroom.

The bedrooms all have access to external terraces and balconies.

There is also a separate guest W.C and utility room.

**The property has an external garage which also houses the boiler and oil tank and plenty of additional space for parking.**

**With extra building permission and plenty of room for a private pool if required.**

### **Features:**

- Air conditioning
- Central heating and fireplace
- All fixtures and fittings
- Fully fitted kitchen and separate utility room
- All white goods inc dishwasher and washing machine
- Fitted wardrobes
- Separate garage plus ample parking areas
- OTE telephone line
- Aluminium doors and windows with fly screens
- Mature gardens with watering system
- Fully walled, fenced and gated plot
- Solar panel and 3000L water tank
- Some furniture may be available by separate negotiation

