

3 BED WELL DESIGNED SIGLE LEVEL VILLA WITH PRIVATE POOL AND GREAT VIEWS NEAR VAMOS



**REF:
VAMOS SELINI**



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**PRICED AT:
€299,000**

HOUSE SIZE: 108m² PLOT SIZE: 837m²

This can either be a super holiday villa or a wonderful home. A great house in a great location.

Built to a very high specification and with an excellent design/layout this villa is truly one to view.

With a light and airy open plan design with private pool, nice plot and plenty of space for 'outdoor living' - all overlooking the local countryside and with fabulous views of Souda Bay.

It's proximity to Vamos means that it's convenient for supermarkets, bank, tavernas, health centre and lots of other amenities.

It is also only a few minutes' drive to local beaches at Kalyves and Almyrida.

This single level property was completed by an excellent local builder in 2007. The villa is situated on a large private plot accessed through gates on to a driveway and covered parking. A further gateway leads to the private pool with sun terraces, vine covered seating areas, landscaped gardens and outdoor BBQ - plus storage areas and tool sheds.

Steps lead from here to the large basement and utility area which has masses of storage space, WC and areas for the heating boiler and tanks.

From the parking area the porch leads into the large, light and airy open plan living area. An archway separates the kitchen and dining area. The large front patio doors provide access to the covered seating area outside as well as offering stunning views from inside and out. Steps lead from here to the pool and gardens.

The fully fitted kitchen equipped with all necessary appliances, has a lovely 'Rustic' feel and connects to the attractive dining area.

The well thought out layout has one double bedroom and a large bathroom with walk in shower to one side of the property - and from the other side of the living space, there are a further 2 double bedrooms and a shared bathroom with full bath and shower. All bedrooms have patio doors leading to external terraces and balconies.

The house is currently a full time home and is also ideal as a spacious holiday home — it also has the potential for a successful holiday rental.

Some furniture and additional equipment available by negotiation.

Features:

- All fixtures and fittings
- Air conditioning and ceiling fans
- Central heating
- Fully fitted kitchen with all appliances
- Utility area with washing machine and dryer
- Fitted wardrobes
- BBQ area
- Private parking and carport
- Aluminium doors and shutters with fly screens
- Solar panels and reserve water tanks
- Basement and storage areas
- Outdoor storage buildings
- Landscaped gardens

