

# UNIQUE 4 BEDROOM VILLA IN TSITSIFES



**Spacious villa with self contained studio**  
***Priced at just €430,000***

**REF:**  
**JENNY'S VILLA**



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**HOUSE SIZE: 175m<sup>2</sup>    PLOT SIZE: 1,750m<sup>2</sup>**

## **SUMMARY:**

This large, unique villa is situated in Tsitsifes, a typical Cretan village in the Apokoronas region.

The total house area is 175m<sup>2</sup>, including a self contained studio with separate entrance via stairs. There are a total of 4 bedrooms and 3 bathrooms; one with a bath & 2 with showers.

The plot size is 1,750m<sup>2</sup>, surrounded by fencing and a stone wall with very pretty stone features. Outside there is a barbecue, citrus trees and 3 massive oak trees which provide lots of shade & a perfect spot to place your hammock!

There is a swimming pool & jacuzzi, size 25m<sup>2</sup>, lots of parking space with a covered parking area.

As you enter the house, the ground floor has 2 bedrooms and 2 bathrooms, and a split level kitchen/ living room. The kitchen is fully equipped and is a large area, enough to sit 6 people at the dining table. It has a granite worktop and hand made glass blown wall lights.

The top floor has an additional large bedroom with floor to ceiling wardrobes, and the self contained studio with its own equipped kitchen & bathroom.



## WHAT'S INCLUDED:

- Fireplace
- Internet connection
- Telephone
- Underfloor heating
- Air conditioning in studio
- Satellite TV
- Lots of storage space
- Sea views

Conveniently situated next to the house is a very popular taverna and mini market, butcher and bakery are to be found in Fres, approx. a 10 minute walk away. The larger village of Vrisses is 7kms away, it is a 30 minute drive to Chania and a 20 minute drive to the sea, either Georgioupolis or Kalives. Generally, this is a very good area for walkers.

