

RENOVATED STONE VILLAGE HOUSE



This 200 year old house has been tastefully renovated and combines elegance with practical modern amenities.



**PRICED AT JUST €195,000
MUST BE SEEN TO BE TRULY APPRECIATED!**

**REF:
KALATHENES**



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HOUSE SIZE: 110m2 + Studios 80m2

SUMMARY:

This is the type of property which rarely comes on the market, the type which takes your breath away! Originally the village doctor's house and situated in an elevated position in a traditional Cretan village, the property commands wonderful sea and mountain views from its many balconies and terraces.

Entering the main house by means of a tiled staircase one passes a vine-covered terrace with a wonderful view and finds oneself in a generous kitchen, tastefully fitted and equipped with Neff appliances. From here, a back door leads to a back terrace where there is a utility room and, again, a wonderful view.

The spacious living room has a beamed ceiling and a fireplace in which there is a wood burning stove with vents allowing heat to circulate. Here there is a tall picture window to the terrace, beautifully tiled, the room is wonderfully furnished with comfortable sofas, low coffee tables and pictures of fine taste and quality.

Going up a few steps through an arch, one enters an inner hall and here there is a roomy bathroom and storage space under the stairs.

A back door to a courtyard garden with a whimsical water feature. Upstairs again one enters the first bedroom with a specially built bed painted white, a beamed ceiling and a window with a lovely sea view. A sliding door leads through to a bed sitting room of generous proportions, a beamed ceiling and two windows. Here there is a door to a flagged terrace with splendid views and a flight of stairs going down to the back terrace.

On the ground floor to the left of the house there is what was the doctor's surgery. This has been made into 2 studio apartments, one of which is only semi-renovated but which could be connected to the adjoining renovated studio to make a spacious, comfortable dwelling. The two studios are 35m² and 45m² respectively. The smaller of the two has a beamed ceiling and revealed stonework.

The plumbing and electrics are already in place and with very little work, this could easily be transformed into a studio as beautiful as its neighbour. Each studio has its own fuse box but they are on the same meter.

The larger of the two has been beautifully renovated and decorated. White, with blue shutters and window boxes and with a flagged end terrace shaded

by a large tree, the studio is open plan with a large stone arch in the centre of the room and a beamed ceiling. The fitted kitchen has a breakfast bar but there is also a full dining area with a chandelier above it! The shower room/toilet is tastefully tiled with beautiful fittings and the studio has 2 twin beds. The whole effect is one of taste, style and quality.

The property has water, electricity, fax, phone, satellite TV and beautiful antique furniture. The village is visited regularly by bread, fish and vegetable vans and has a kafeneion but the nearby village of Topolia has many more amenities. Kastelli, only 15 minutes away, can provide for all needs and has a long beautiful beach. This is the perfect purchase for those looking for a beautiful, good quality home in the peace of a traditional Cretan village.

WHAT'S INCLUDED:

- Satellite TV
- Telephone & broadband connection
- 1 double + 1 single solar panel
- Air conditioning throughout
- Large German wood burner
- The separate studio has rental potential

