

EOT VILLA



A unique villa of charm and style with full EOT Licence, swimming pool and superb views. Under-floor heating, telephone line, white goods and many more extras included with this unique property built to a high specification.



DEFINITELY WORTH VIEWING

Priced at €395,000



REF: KC PERSES

Miette Lauwers
Tel: (00 30) 6947 374 736
info@yourhomeoncrete.com
www.yourhomeoncrete.com

House Size: 120m² Plot Size: 1250m²

ACCOMMODATION AND OUTSIDE SPACE:

- 3 spacious double bedrooms
- Lounge/dining area
- Separate kitchen
- Garage with covered entrance
- Basement
- Swimming pool and patio
- Storage space
- Front and side terraces—covered
- Balconies
- Gardens
- Gravelled areas
- Flagged paths and steps



WHAT'S INCLUDED:

- Very efficient under-floor heating and cooling system
 - Green aluminium doors, windows and shutters
 - Roller awnings on front terrace
- Mosquito grilles in bedrooms, living room and bathrooms
 - Ote telephone line
 - Tiled pergola white goods
 - Fireplace
- Furniture by separate negotiation



This beautiful villa set in landscaped grounds is designed and built to a very high specification and is fully equipped according to EOT regulations. In full possession of a full EOT licence this villa could be a wonderfully comfortable home in a superb setting or a highly lucrative business proposition.

On the ground floor a traditional stone arch divides the open-plan dining and living areas with double French doors to the covered front terrace from both rooms. A stone fireplace with a 'blow-back' hot air system is the focal point of the living room.

The separate kitchen is fully fitted in dark blue stained wood with a stainless steel cooker hood, fridge freezer, dishwasher, ceramic hob, oven and microwave.

A door opens from the kitchen on to a covered side terrace (with storage space underneath) with lovely views of the White Mountains.

On the ground floor too there is a double bedroom with a fitted wardrobe and French doors to the shady side terrace. A small shower room/toilet is located next to this bedroom.

A marble staircase with a stained green wooden and black wrought iron banister leads down to the basement area where the washing machine is situated, as well as more storage space. From here a door leads to the large garage which has an electronically operated external door for security.

Upstairs there are 2 double bedrooms both with fitted wardrobes and patio doors leading to a shared balcony with fabulous views. There is also a bathroom with a large bath, shower and bidet.

The 9 x 4m² swimming pool is fully tiled and set in a terrace in front of the villas covered seating area and rockery with superb views.

The garden is beautifully landscaped with flagged paths, shady seating areas, mature trees and many herbs and flowers. Steps lead down from the side terrace to a barbeque area and a vine Covered pergola provides shade for a car.

In front of the villa, across a small road, there is a further area of garden approximately 1,100m² which ensures protected views and is not included in the sale price but can be negotiated separately.

ituated on a hillside above the villages of Kokkino Horio, Kambia and Plaka and below Drapanos, the villa has wonderful views of the Lefka Ori mountains and the sea at Souda Bay

The villa is about a 45 minute drive from Hania and near the small town of Kalyves with all amenities and a long sandy beach. The popular beach resort of Almyrida is nearby too with many cafes and restaurants and a safe 'blue flag' sandy beach.

**A BEAUTIFUL VILLA IN A LOVELY SETTING FOR
PERMANENT RESIDENCE, HOLIDAY LIVING OR A
LUCRATIVE BUSINESS PROPOSITION.**