

LOVELY 3-BED VILLA WITH INDEPENDENT GUEST ACCOMMODATION SURROUNDING GARDENS AND SEA VIEWS IN MODI



**REF:
YHOC-180**



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**PRICE:
€360,000**

HOUSE SIZE: 142m²

LAND SIZE: 250m²

Beautiful detached, three bedroom property/rental business for sale located just minutes away from Gerani.

Surrounded by olive groves and orchards, the house offers stunning views of the White Mountains and the sea from the top balconies.

INTERIOR

Built in 2009, the property is spread over 3 floors. The lower floor is a stylish rental apartment and lucrative business. The middle and top floors are currently used by the actual owner but could also be rented out.

Steps lead to the main entrance opening to a bright and open, split level dining room combined with an open kitchen. Many windows and glass doors secure a constant flow of light throughout the rooms. The kitchen is equipped with an oven, a ceramic hob, an extractor fan and a connection for a dishwasher.

To one side of the kitchen is a utility room with room for the washing machine, storage space and a WC with a sink.

Two patio doors lead to exterior sitting areas, the kitchen has a side door and a small balcony and towards the north a large covered balcony offers views of the garden, olive groves and the surrounding lush countryside. This is a perfect place for outdoor wining and dining.

The lounge area has a modern black wood burning stove which is connected to the central heating; it can work independently or with the oil central heating system. All patio doors and some windows are equipped with fly screens and shutters.

Wooden stairs lead up to the top floor consisting of 2 double bedrooms and a spacious bathroom with bath/shower. The master bedroom is north facing, has floor to ceiling wardrobes and a large balcony offering stunning sea views. The second bedroom is slightly smaller, has a small balcony on the side with sea and mountain views and equally large wardrobes. Both rooms are equipped with reversible air-conditioning units, shutters and fly screens - This part of the house is not furnished.

The lower part of the house is a self contained separate apartment and ready-to-go rental business with only 5 star reviews. This is a modern,

stylish, beautifully designed one bedroom apartment with high rental potential.

Entering the main entrance you will find a large, open plan kitchen/dining area, fully fitted with integrated oven, hob, fridge/freezer, an enclosed washing machine and a reversible A/C unit.

The lounge area has a stunning, stone faced interior wall and large patio doors with fly screens and an electric shutter which leads out on to the side terrace.

The modern designed bathroom has a rainfall wall to wall shower/glass panel. The double bedroom is bright and open with a large floor to ceiling sliding door wardrobes with partial mirror door. The apartment is being sold fully furnished.

The apartment has its own secluded/private patio area at the main entrance as well as a side terrace. The lush gardens have pomegranate, lemon and apricot trees as well as a variety of bushes and flowers.

This apartment is a popular successful Airbnb business and is rented out throughout the summer to guests who are looking for a peaceful, relaxing holiday in a traditional Cretan village. Or, it can be used as private accommodation for your friends and family.

The property grants permit for expansion of 30 m², has irrigation water and is connected to the sewage. The colors are neutral throughout and the property is very well maintained.

EXTERIOR

From the main road an asphalted sloped access leads to the carport for 2 cars and the steps to the main entrance. The small plot is surrounded by a stone wall and all areas of the wrap around garden are beautifully landscaped with stone slab terraces and flower beds. The external areas are very low maintenance being mostly paved or graveled and are equipped with an automatic watering system.

The plot is secured and partly enclosed by fencing and a gate. There is an outdoor cupboard, alarm system, boiler room, solar panel, TV aerial, phone & Internet connection.

There is a boiler house with the boiler and the petrol tank at the side of the house. There are no overhead electric wires spoiling the views and

the sewage pipes are connected to the main sewage system. The walls have been provided with lights with sensors.

THE AREA

This house is located in the quaint village of Modi, in a quiet peaceful location, surrounded by olive & fruit trees and with beautiful views of the sea & the White Mountains. Modi is just 2km from Gerani with its' beach, tavernas, cafes, butcher, bakeries and mini-markets. The larger resort area of Platanias is just 10 minutes away with a greater selection of supermarkets, bakeries, tavernas, cafes, shops, banks, post office and other essentials as well as its' popular, long, sandy beach.

The nearest beach to the villa is just 2.5km away with many more within a 15-minute drive. The lovely old town of Chania is a 20-minute drive and the airport 40 minutes away.

There is a very good, well known, traditional Greek tavern in the village of Modi with delicious home cooking within walking distance of the property.

This is a well-maintained property in a quiet village location within easy reach of local amenities and is ideal as a rental business or for year-round living.

FEATURES:

- Solar panel
- Air conditioning throughout
- Equipped kitchen
- Built-in wardrobes
- Oil-fired central heating and boiler house
- Wood burner
- Fitted wardrobes
- Carport for 2 cars
- Telephone/Internet connection
- White aluminum double-glazed doors and windows
- Fly screens
- Reserve water tank
- Immersion heater
- Alarm system
- Down floor apartment comes fully furnished
- Walled property
- Automatic watering system

