

# 2 BEDROOM VILLA WITH PRIVATE POOL PANO STALOS



**PRICED AT JUST €230,000**

**REF: PANO STALOS  
VILLA ANGELICA**



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## **HOUSE SIZE: 120m<sup>2</sup> PLOT SIZE: 2,000m<sup>2</sup>**

### **SUMMARY:**

Villa Angelica is on a tranquil hillside, 2kms outside the traditional village of Pano Stalos. It has views across the countryside to the sea in the distance.

Pano Stalos boasts 3 excellent tavernas which are popular with the locals, plus mini markets for everyday provisions. It is 4 kms to Kato Stalos, with its beautiful sandy beach, restaurants, tavernas, shops etc.

You enter the house into the open plan ground floor, which is spacious and airy. There is a living room area with a fireplace and a very comfortable seating area and French windows leading to the pool area and a covered pergola with seating area and access to the pool.

The kitchen is a comfortable size – there is also a dining area with doors leading to another covered area. Also on this floor is a small WC with shower and a storage room with washing machine.

The 2 bedrooms are on the first floor, plus a bathroom with a jacuzzi. The master bedroom has an ensuite bathroom with a spacious walk in shower cabin. This room has a study area, wardrobes and a private balcony with a pergola, sea view and seating area.

The garden is very colourful, with lots of flowers and stone features. There is a large covered, tiled pergola with a brick built barbecue and traditional Cretan oven and sink. There is also a little waterfall in this cool area, giving access to the pool.

The kidney shaped, tiled swimming pool is 0.5 metres in depth to 1.80 metres, with a separate children's section. Surrounded with crazy paving, there is plenty of space for sunloungers and umbrellas in this colourful area with lovely views.

This villa is suitable for permanent living or it could be rented out for holidays. Ideal for those who are looking for a peaceful environment, away from the hustle and bustle of the tourist resorts nearby.

## **WHAT'S INCLUDED:**

- **Green aluminium shutters**
- **Private covered parking area**
- **Fireplace**
- **Satellite TV**
- **Fitted wardrobes**
- **3 air conditioning units – 2 in the bedrooms and one in living room**
- **Solar panels**
- **Water reserve**
- **White goods including washing machine**
- **Fully furnished**
- **Private swimming pool**
- **Barbecue & traditional oven**
- **Walled, landscaped, mature garden**

