

STONE VILLA



**Beautifully designed stone villa
with secluded swimming pool
and extensive gardens.**

**A large 3 bedroom home
overlooking Plaka village with
amazing views across to Souda
Bay and the White mountains**

*An exceptional villa in a great
location.*



Priced at €310,000

**REF:
PLAKA DEMETA**



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House Size: 100m² Plot Size: 2000m²

This exceptionally well designed and finished villa is built from traditional stone and incorporates many beautiful features such as stone arches and detail, wooden ceilings, doors and windows and a corner stone fireplace.

The ground floor is a very large light and airy space. There is a large kitchen and dining area with high quality fitted kitchen and a relaxed sitting room/lounge area with a corner fireplace.

This floor also has a good sized double bedroom, a WC/shower room and a storage room housing the washing machine.

Wooden patio doors lead to the front terrace area with its beautiful seating area surrounded by the large fully landscaped front gardens and of course the wonderful sea views. To one side of the villa is a further covered terrace, a lovely shaded spot to sit back and relax.



Up the staircase to the first floor and the 2 double bedrooms with wooden fitted wardrobes and wooden patio doors leading onto a huge terrace overlooking the gardens and of course the amazing panoramic views across to the bay and Mountains. This floor also has a large bathroom including a bath.

At the rear of the villa is the hidden surprise. A beautifully designed and landscaped tiered terrace on 4 levels rising from the natural rock.

This cleverly designed area offers several seating areas allowing you to soak up the sun or keep cool in the shade at any time of day.

The raised pool is surrounded by wooden decking blending into the surrounding stone. The whole of this area has been beautifully landscaped with many mature plants, flowers and trees.



Tucked behind the villa are the well hidden storage areas for the boilers and tanks and added external storage sheds.

The villa is well positioned within a short walk of tavernas, shops and cafes and just a few minutes drive from the lovely beach at Almyrida.



This property is perfect as a permanent home, a first class holiday residence or as a investment for potential rental income.

WHAT'S INCLUDED

- Private swimming pool and decking
 - Fenced and gated plot
- Wooden ceilings, doors and windows
 - Air conditioning to bedrooms
 - Corner Stone fireplace
- fully fitted kitchen inc. all white goods inc dishwasher and washing machine
 - Solar panels and water tanks
 - Fully landscaped gardens
 - Fitted wardrobes and extra storage
 - Private off road parking area
- External boiler room and extra storage area

'A truly beautiful stone villa in the perfect location'

