

TWO BEDROOM VILLA - TAVRONITIS



**REF:
TAVRONITIS CHARAMA**



**PRICE
€240,000**

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HOUSE SIZE: 67m² PLOT SIZE: 640m²

SUMMARY:

This 2 bedroom villa is located just 70 metres from the beach in Tavronitis. The area is quiet and secluded, it is an exclusive location next to a protected nature reserve and a little river. The huge bamboo plants offer protection from the wind.

Tavronitis is not just a holiday resort, it is a hive of activity all year round and offers many amenities. Chania can be reached within 20 minutes - there is easy access to the National Highway.

The main entrance opens into a fully equipped kitchen, which is separated from the dining area by a breakfast bar. The living/ dining area is open plan and there is also a WC on this floor.

Patio doors from the living area open onto a covered, shady terrace with 3 arches and outdoor furniture. This is an ideal spot, protected from the sun and wind, and the wind stoppers can be raised or lowered according to the climate.

There is a covered pergola at the side of the house, and a larger covered pergola at the back, with trellis and climbing plants for privacy.

From the living room, tiled steps lead to the top floor, which has two bedrooms with wardrobes. Each bedroom has access to a full length balcony which is covered by an open pergola. The bathroom has blue mosaic tiles and a full length bathtub.

Attached to the property is a garage with electric roller shutter. There is a boiler room at the back of the property, and also a utility room near to the entrance, which contains the washing machine.

The well kept garden is easy to maintain. It has 7 olive trees and a variety of mature shrubs. Gravel has been laid in 2 different colours, there are little paths and agricultural water has been installed. There are many colourful flowers in the south facing part of the garden.

WHAT'S INCLUDED:

- Blue aluminium roller shutters
- Double glazed windows with fly screens
- Central heating system connected to hot water
- Water reserve
- Air conditioning throughout
- Solar panel
- Mature, colourful flowery garden
- Low maintenance garden
- Agricultural water installed
- Exterior taps and electrical sockets on balconies
- Garage with electric roller shutter
- Plot is half walled – half hedged
- All bedroom furniture included, stainless steel fridge freezer, cooker + dishwasher

