

EXCLUSIVE HILLSIDE VILLA RAVDOUCHA



This truly amazing property really has it all – the hillside position, the truly amazing shades of blue which radiate from the house, infinity pool and of course the spectacular views – this really is a dream come true

PRICED AT €580,000

**REF:
VILLA SUNSET**



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HOUSE SIZE: 150m² PLOT SIZE: 4,000m²

This unique, exclusive villa is located in Ravdoucha, a small, typically Cretan village in a very private and secluded spot with unobstructed view overlooking the Bay of Kissamos and the Peninsular of Gramvousa.

It is perched on a hillside with views that literally take your breath away.

The beach and tavernas are just a couple of minutes drive away. Off the beaten tourist track, the village is well known to locals who enjoy their food, due to the excellent reputation of the local tavernas hidden away amongst the olive groves near to the coast.

Ravdoucha has a quiet, pebbly beach with tamarisk trees and a rocky seabed, making it ideal for snorkelling.

For shopping and a good choice of waterfront tavernas, the seaside village of Kolymbari is no more than a 10 minute drive away. Here you will find a large supermarket, bank, bakery, chemist and post office.

Cleverly designed, this top quality villa has a practical layout, is spacious and airy and is decorated in light colours throughout.

The owners have spent much time organizing the outside area and have paid particular attention to the plants and flowers. There are many seating areas in which to enjoy the sunshine, the shade, shelter from the wind and the amazing sunsets.

Iron double gates lead to the driveway which is lined on both sides with attractive, colourful flowers. There is a spacious garage/ storage room to the left.

Above the garage is the 28m² swimming pool which is fully tiled with infinity edge, providing a continuous blue backdrop with the sea and sky.

On entering the house, there is a very spacious, open plan living room, dining room and fully equipped kitchen. This floor has many patio areas outside with access to the pool, and a spacious covered arched area.

On this floor there is also a shower room, understairs storage cupboard and a double bedroom.

Outside, the courtyard with attractive stone arch and many flowers leads to the small outside kitchen which is fully equipped with washing machine and dishwasher.

Tiled stairs lead to the top floor with two very spacious bedrooms with ensuite bathrooms – one with a bathtub and the other with a shower, and private balconies offering spectacular views.

WHAT'S INCLUDED:

- **Garage**
- **28m2 private pool**
- **Courtyard with attractive arch**
- **Stainless steel white goods**
- **Wooden beamed ceilings in kitchen/ dining/ living room area**
- **Central heating**
- **Solar panels**
- **Air conditioning throughout**
- **White aluminium roller shutters with flyscreens**
- **Plot is partly fenced**
- **Irrigation system**
- **Outside taps**
- **7 olive trees and young fruit trees**
- **Connection for landline telephone**

