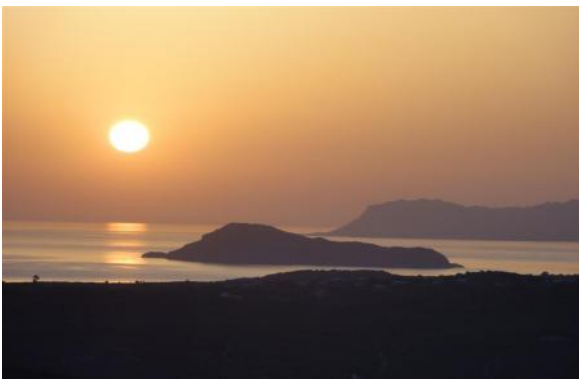


3 BEDROOM STONE VILLA ON LARGE PLOT IN VOUVES



*Large plot,
private pool,
garage, stunning
views – this
exceptional villa
really does have
it all!*



Priced at €470,000

**REF:
VOUVES PHOENIX**



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HOUSE SIZE: 120m² + 50m² terraces

PLOT SIZE: 5,048m²

This fantastic 3 bedroom stone villa sits on a large private plot on the side of a hill with stunning panoramic views overlooking the sea, mountains and countryside.

Vouves is a small, traditional village west of Chania, 5kms from the coast. Vouves is well known for having the oldest olive tree in Greece and there is even a little museum in the village.

Cleverly designed due to the slope of the plot, this house is built on 2 levels. You enter via the top level, into the spacious kitchen / dining room. The kitchen is fully equipped with stainless steel white goods including a dishwasher and ceramic hob. The kitchen table is made from massive teak and seats 10 people.

A stone arch leads from the kitchen area into the fully furnished living room, including a sofa bed. The house is centrally heated and there is also a provision for a wood burning chimney to be fitted.

Also on this floor is a bathroom with a hydrotherapy bathtub and a separate toilet.

There is plenty of storage throughout the house, including a cupboard under the stairs and large ceiling high cupboards in the kitchen and each bedroom.

A door from the kitchen leads to a covered veranda with 3 arches and a large comfortable table and chairs from which to enjoy the fantastic sea and mountain view.

Stairs lead down to 3 spacious bedrooms and a shower room with a glass cabin. Each bedroom has double doors leading onto a covered area with arches, plants, magnificent views and access to the pool.



All around the house are many places to sit, either in covered areas or in the sun, shaded or sheltered from the wind. Because of the shape of the plot, the view is guaranteed and can never be obstructed by other buildings.

The huge plot is terraced and landscaped to a very high quality. The area around the house and pool has many plants and colourful flowers, and the 85 olive trees produced 750 litres of olive oil in 2011. All the trees and all the plants are irrigated – there is an irrigation system installed on the entire plot. There are also many fruit trees, including plums, apricots, peaches, lemons.

The 50m² stone built garage has wooden beams and is big enough to fit a car and a boat. It has an electric roller shutter.

If you are looking for an exceptional, exclusive property which is ready to move into, then look no further!

WHAT'S INCLUDED :

- 10,000 litre underground water tank
- Wooden doors and shutters
- Solar panels
- Air conditioning throughout
- Central heating
- Alarm system
- Whole plot is fenced
- Electric gate at entrance
- High quality furniture included
- Satellite TV
- 40m² Private pool, depth 1.20 to 1.60 metres
- Stainless steel white goods

