

# 3 BEDROOM VILLA WITH PRIVATE POOL



**AMAZING VALUE – PRICE  
REDUCED TO €240,000**



**REF:  
XIROKAMBI HESTIA**



Miette Lauwers  
Tel: (00 30) 6947 374 736  
info@yourhomeoncrete.com  
www.yourhomeoncrete.com

**HOUSE SIZE: 120m<sup>2</sup>    PLOT SIZE: 500m<sup>2</sup>**

## **SUMMARY:**

This high quality villa is located close to the popular beach resorts of Platania and Maleme and is only 4km from the beach.

A few steps lead up to the main entrance. As the house is above the road level, this guarantees the view. You enter the property into a spacious open plan kitchen/ living room with a fireplace. There are lots of balcony doors, which not only provide a lot of light and all round views from the ground floor, but also provide extra outdoor space for living and dining.

On the same floor there is also a spacious bedroom with lots of wardrobe space and a private balcony, and a shower room with a Jacuzzi.

Tiled steps lead up to the first floor where there are 2 more spacious bedrooms with floor to ceiling wardrobes and large balconies offering wonderful panoramic views of the sea and mountains. There is a bathroom with a Jacuzzi bathtub.

In addition, internal steps lead down to the basement/ storage space/ garage with remote control.

The house is equipped with central heating, installation for future air conditioning and in all bedrooms are connections ready for satellite TV and telephone.

Outside, the garden is fully landscaped and surrounded by a stone wall. There is a lawn with electronic built in watering system. The kidney shaped, 76m<sup>2</sup> private swimming pool is equipped with a separate round splash pool.

Although this property is located within the village, it is very quiet, peaceful and private. The views are spectacular, grocery stores are about 4kms away and Chania airport is 30kms.

## WHAT'S INCLUDED:

- Central heating
- Fireplace
- Basement/ garage
- Green aluminium shutters & window frames
- Double glazing
- High quality fixtures and fittings
- Lots of fitted wardrobes and storage space
- 2 bathrooms, each with a Jacuzzi
- Telephone and internet connection
- Solar panel
- Fully landscaped garden
- Automatic irrigation system in garden
- Private pool
- Pergola
- Unobstructed sea views

