

EXCLUSIVE VILLA



EOT VILLA
Large, exclusive, elevated property near the villages of Xirosterni and Vamos with swimming pool commanding wonderful views.

Viewing essential.

PRICED AT €395,000



REF: XIROSTERNI
DION

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

House size: 171m²
Swimming Pool size: 40m²

Plot size: 2,600m²

SUMMARY:

This stunning property, which is in the process of obtaining an EOT Licence, is situated in an elevated position near the village of Xerosterni, in the lovely region of Apokoronas, east of Hania.

On a large plot, this 3 year old house has 3 double bedrooms, a spacious living room with feature fireplace, a split level kitchen and dining room, a bathroom, shower room and cloakroom. There is also a large basement and a magnificent roof terrace which commands an unparalleled view of the sea, mountains, forests and olive groves of the surrounding area.

The gated plot is walled and fenced and the area immediately around the house has landscaped gardens and gravelled areas with its own watering system. The property also has plenty of room for private parking.

The house, which sleeps 6—8 people comfortably, is built in the archetypal Greek style with a flat roof, white walls, blue doors, windows, shutters and railings, arches, balconies and tiled terraces.



A few steps lead up to the main bedroom which has fitted wardrobes and an en-suite, blue mosaic tiled shower/toilet. Here french doors lead to a balcony with an excellent view.

SUMMARY cont:

The beautifully tiled living room, with high ceilings and white walls, gives the feeling of light and air and from this room, which also has 2 windows, 2 sets of french doors lead out to the pool terrace with beautiful views to the sea, forests and mountains.

From the living room, 2 steps lead up to the kitchen and dining areas. On the left here there is a toilet/cloakroom.

The Greek theme is continued in the kitchen and dining room where the 'splashback' and walls are white with a wood worktop and the dining suite is blue wood with blue as the accent colour throughout.

Here again there is plenty of light, air and space provided by the 3 windows and the french doors which lead out to a dining terrace, connected by a short flight of steps. On this terrace there are white arches, tasteful tiles and splendid views.

Terracotta tiled stairs with a store cupboard underneath lead up to the upper level where there are 3 double bedrooms each with fitted white wardrobes and a bathroom opening off a well-lit hallway landing. The bathroom is generous in size and is again tiled in blue mosaic with high quality units and lighting.



From the hallway landing a glass panelled door opens to a flight of tiled steps leading to the fully tiled roof terrace which is on 2 levels and from which the 360° view is breathtaking. There is 'built-in' seating in one corner but there is room for development here to make the roof terrace a magical place to relax.

Down on the ground level again, steps lead down to the basement which houses 3 x 1000 litre water tanks, a 1000 litre oil tank, wooden slat shelving and lots of storage space. Here there is also the door to the pool pump room which affords further storage space.

The property has solar heating, oil-fired central heating, blue aluminium doors, windows, shutters and railings, insect screens and double glazing.

Satellite TV is in place and the EOT Licence is at stage 2 so the property has been allocated a protocol number and can provide an excellent income in the summer months through holiday rentals.

White goods included.

Furniture and linen by separate negotiation.

Water and electricity are connected.

The property is near the peaceful village of Xerosterni, between the lovely traditional villages of Kefalas and the busy centre of Vamos with all amenities, restaurants and cafes. A short drive brings you to the lovely beaches at Almyrida and Kalyves with their many facilities and entertainment.