

BEAUTIFUL 4-BED HOME WITH STUNNING VIEWS FOR SALE, JUST MINUTES DRIVE FROM KASTELLI/KISSAMOS



**REF:
YHOC-212**



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**PRICE:
€720,000**

HOUSE SIZE: 199m²

LAND SIZE: 4,000m²-(Approximately)

BEAUTIFUL 4-BEDROOM HOME WITH STUNNING VIEWS FOR SALE, JUST MINUTES DRIVE FROM KASTELLI/KISSAMOS.

Located in a peaceful location on a hillside overlooking the Bay of Kissamos, this beautiful property spread over 3 levels is surrounded by greenery, trees, bushes and flowers.

Tastefully decorated and built with superior quality materials, it offers plenty of privacy and spacious balconies and terraces to enjoy the scenery and the unobstructed breathtaking views.

THE INTERIOR

The main east facing entrance is protected by a small, covered pergola. You enter the property on the middle level in an open living/dining area. The space is bright, light and the many windows and patio doors ensure a constant flux of light throughout the room. Light colored floors, walls and furniture open the space even more and the room is provided with ceiling fans. Two patio doors open to a huge terrace overlooking the Bay of Kastelli and its stunning unobstructed sea views. The lounge has a reversible air conditioning unit and an intercom connection with the lower floor.

The kitchen is an extension of the living room but is discreetly separated by a half wall allowing the flow of light. The u-shaped modern Italian designer kitchen comes fully equipped including a ceramic hob with an oven underneath, a washing machine and a thick wood colored worktop. There is plenty of space for the dining table fitting 6 people and is very bright due to the openings. A double patio door opens to the front terrace.

Still on the same floor there is a renovated modern toilet room fitted with a wall mounted toilet, a cabinet/vanity unit, drawers, a fitted cupboard and mirror.

Underneath the marble stairs there is another useful storage space. Marble steps with a wooden banister leads to the upper floor consisting of 3 double bedrooms and 2 bathrooms.

Room 1: situated at the back of the house, fitted with a wardrobe, a ceiling fan and 2 single beds

Room 2: front west facing room, featuring a ceiling fan, a wardrobe, 1 double bed and a large double patio door with access to the balcony with stunning views.

Room 3: master bedroom, front east facing, equipped with 2 ceiling fans, a reversible air conditioning unit, a 3 doors wardrobe, a double patio door opening to the balcony with views and a spacious en-suite shower room fitted with a modern glass shower cubicle, a towel rail, a wall mounted toilet and a big window providing even more light – and view!

A separate shower room is shared between the 2 bedrooms and features a brand-new wall mounted toilet, a modern glass shower cubicle and a towel rail.

The lower floor has a separate entrance meaning it could be used as a self-contained apartment with complete privacy. There is a fitted storage cupboard at the bottom of the stairs and the doors have security locks.

You enter a bright and open living/dining/kitchen. The kitchen stretches over one wall and is fully equipped, including the washing machine, an electric hob with an oven underneath. There are 2 ceiling fans in this room, 2 sofa beds and a double patio door leading to the huge, covered terrace, the eyecatcher.

To the left there is a double bedroom with an en-suite shower room. The bedroom is fitted with a ceiling fan, a reversible air conditioning unit and a floor to ceiling wardrobe. The shower room is spacious and features a modern glass shower cubicle, a wall-mounted toilet, all recently renewed. A double patio door leads to the terrace.

Built in 2008, the property is in immaculate condition ready to move into. All the bathrooms were completely modernized to a high standard with quality fittings 2 years ago. The aircons are serviced, there is a new pool pump, and the boiler is serviced every year. All electrics were rebalanced and isolated, the water is heated via a boiler. There are 2 washing machines and 2 fully fitted kitchens. There are central heating radiators in all rooms on all 3 floors controlled by individual thermostats on each floor. The 3 bathrooms each have a heated towel rail.

THE EXTERIOR

Built on a hillside overlooking the Bay of Kastelli, the house offers stunning unobstructed views towards the north and the east.

A concrete road bordered by a wooden pergola leads to the iron entrance gate and a large flat area that can park up to 5 cars. The parking area is concrete, and a tiled path leads to the entrance of the house. Flowers, fruit trees and palm trees complete the perfect picture.

The large plot is landscaped, terraced, provided with an automatic irrigation system and has multiple paths and pebbled areas to facilitate access everywhere. A variety of plants, shrubs, trees and flowers have

been planted. There is vehicle access to the olive grove below and a gate leads to the parking.

The garden is secured with banisters and railings for safety. The spacious tiled terrace outside the living room features outdoor furniture and breathtaking views. It is shaded by retractable blinds – this is the perfect place to wine and dine, spend time with friends and family or just enjoy a glass of wine while enjoying the surrounding scenery and peace.

A small gate and a few steps lead to the pool area and the 50m² fully tiled pool with roman steps for easy access. A large, tiled area gives plenty of space to install sunbeds and umbrellas and the entire area is secured/childproofed with a banister. From here, a gate and steps lead to the lower plot as well as to the pool room. The pool room is spacious, clean and fits some tools.

The lower floor features a huge, concrete covered terrace equipped with dining table and chairs, sunbeds and 2 sofas. Another comfortable space for outdoor living, protected from the heat and the sun.

On this same level there is also the boiler room, a shed and the water reserve tank.

The lower part of the plot is planted with mature olive trees producing high quality virgin olive oil, liquid gold.

This property is ideal for people looking for a family holiday home, or for all year living as it is fully equipped for summer and winter, perfect for spending quality time in a home away from home.

It must be seen to be truly appreciated!

THE AREA

The property is located at a 5 minutes' drive from the center of Kastelli (or 15 minutes' walk).

Kastelli/Kissamos is a hospitable town, well organized with all the facilities required of a self-sufficient town, such as banks, post office, internet cafes, health center, supermarkets and stores, tavernas, cafes and bars. It also has a very pleasant seaside promenade lined with tavernas, cafes and bars open from the morning till late at night.

One and a half kilometers from the center of town is the picturesque fishing port with two tavernas and a little further on the larger commercial port that links Kissamos by a ferry service to the Peloponnese. From this port there is also a daily pleasure cruise to the stunning island of Gramvousa and lagoon of Balos.

There are good restaurants frequented by the locals and some bars. The heart of town beats on the coast road which is mostly pedestrianized, letting visitors and residents alike enjoy a stroll by the sea. A long beach of sand and pebble stretches around the bay, which is generally very quiet.

There is a public bus service to Chania and from here you can visit the west coast beaches, among them Falassarna which also boasts an archaeological site, the Gramvousa isles (pirate isles), the beautiful George of Topolia and the lagoon at Balos.

FEATURES

- Satellite TV
- Broadband Internet
- 3 reversible air conditioning units
- Separate boiler to heat water
- 2 fully equipped kitchen
- Electrical appliances
- Plenty of storage
- A 500-liter reserve water tank
- Oil powered central heating system and boiler house
- Extra storage shed
- White aluminum double glazed windows with fly screens

All windows and patio doors have aluminium shutters

- Ceiling fans in all rooms
- Furnished
- CCTV
- Built in wardrobes
- Automatic irrigation system
- The driveway, terraces, pool and external areas have extensive lighting.

