

# UNIQUE 3-BED VILLA PERCHED ON A HILLSIDE WITH PRIVATE POOL IN RAVDOUCHA



**REF:**  
**CML-001**



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**PRICE:**  
**€599,000**

**HOUSE SIZE: 150m<sup>2</sup>**

**LAND SIZE: 3,809m<sup>2</sup>**

**For sale, this unique, exclusive 3 bed/3 bath villa perched on a hillside in Ravdoucha, a graphic Cretan village.**

**Located in a very private and secluded spot with an unobstructed view overlooking the Bay of Kissamos and the Peninsular of Gramvousa, this house offers stunning and unobstructed sunset views.**

## **INTERIOR**

Cleverly designed, this villa has a practical layout to make the most out of the spectacular views, is spacious and airy and is decorated in light colors throughout. Every room enjoys the stunning sea and sunset views!

The main entrance door opens into a spacious open plan living room, dining room and kitchen.

The fully equipped L shaped kitchen includes a dishwasher and an electric cooker. There is an adjacent useful storage room which houses the washing machine. This floor also comprises a small shower room with WC, an understairs storage cupboard and a double bedroom with a free-standing wardrobe and a patio door leading to a balcony with outdoor furniture.

Plenty of windows and patio doors allow the constant flow of light throughout the property making every room light and bright.

This floor has many exterior patio areas with access to the pool, and a spacious covered arched area at the front. Off the kitchen there is another separate exterior storage room ideal to store goods and kitchen provisions.

Tiled stairs with a banister lead to the top floor consisting of a small hallway and 2 double bedrooms. Each spacious bedroom is equipped with an en-suite bathroom. The master bedroom is provided with a free-standing wardrobe and the adjacent crème colored bathroom has a bathtub as well as a shower.

A sliding patio door opens to a balcony large enough to fit outdoor furniture to enjoy the endless blue shades of sea and sky. The second bedroom easily fits 2 beds and is also equipped with a free-standing wardrobe and an ensuite shower room with an open shower. A patio door opens to a pergola covered with a colorful bougainvillea and equipped with outdoor furniture – another sitting place with stunning views.

## **EXTERIOR**

The access road is quite steep and the last 100 meters are off road.

Iron double gates open to the driveway, which is lined on both sides with attractive, colorful flowers. There is a spacious garage/ storage room to the left under the pool and from there 5 steps lead to the covered balcony and the main entrance.

The owner has spent much time organizing the outside areas and has 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 -the choice is yours. A fixed set of 4 marble chairs and a table offers the most breathtaking views.

A pergola covered with roof tiles is the perfect place to enjoy your meals and outdoor living, protected from the heat of the sun. The stone built BBQ is conveniently built right next to the pergola.

Above the garage is the 28m<sup>2</sup> swimming pool which is fully tiled and has an infinity edge, providing a continuous blue backdrop with the sea and sky. Another wooden pergola covered with a tarpaulin is to be found next to the pool.

Off the kitchen there is a small stone paved patio area with a stone arch which gives access to the wrap-around garden. From there a pebbled path leads to the front of the house.

The big plot is quite steep and has 7 olive trees, a lemon tree, a peach tree, palm trees and yuccas. The rest of the plot has mainly been left in its natural state.

## THE AREA

The beach and tavernas of Ravdoucha 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 pebbly beach with tamarisk trees and a rocky seabed, making it ideal for snorkeling.

Kolimbari is a 10 minutes' drive from there. With its remodelled and beautiful harbour, lovely beach and tavernas, cafes, doctors, dentist, supermarkets and all required amenities open all year around, it is a nice friendly but upmarket small town in this lovely part of Crete. Kolymbari's long and beautiful beach is ideal if you're looking for a relaxed spot to sunbathe - it's not too touristy, so there's plenty of space to spread out.

The crystal clear water is perfect for swimming and ideal for all and the beach front tavernas are friendly and offer stunning options for lunch or dinner out next to the gentle waves lapping almost to your feet!.

Crystal clear waters await you, the waterfront and the beautiful harbour, which has just enjoyed a multi million euro revamp, encloses sailing and fishing boats, and is ideal for a stroll in the afternoon or a good meal in one of its taverns overlooking the the sea, the hills and the mountains rising majestically in the background.

Every Friday there is a "laiki", an open vegetable and fruit market in Kolymbari where one can buy fresh locally grown products, fish, locally made cheeses, honey and enjoy the amazing produce that is abundant locally.

The town of Kastelli is just a 15 minutes' drive from the villa and offers all types of amenities such as supermarkets, pharmacies, doctors, bakery, butcher, school, post office, local transportation, restaurants, cafes and beautiful beaches.



The historical city center of Chania is a 40-minute drive while Chania airport is 48min drive.

**This truly amazing property really ticks many boxes – the hillside position, the truly amazing shades of blue which radiate from the house, the infinity pool and of course the spectacular and unobstructed views – this really is a dream come true.**

**The villa is ready to move into, can be rented out or used as a family home for all year round living.**

## **FEATURES**

- 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
- Reversible air conditioning in the bedrooms
- White aluminium roller shutters with flyscreens
- Plot is partly fenced
- Outside taps
- 7 olive trees and young fruit trees
- Cosmote landline telephone and Internet
- Fully equipped kitchen
- Satellite TV
- Free standing wardrobes
- Most of the furniture
- Two storage areas
- Wood burner
- Stone built BBQ
- 2 reserve water tanks
- Landscaped garden
- Walled and fenced plot with entrance gate

