

LOVELY BUNGALOW CONSISTING OF 2 NEWLY BUILT SEPARATE STUDIOS IN AGYIA



**REF:
YHOC-218**



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

**PRICE:
€190,000**

HOUSE SIZE: 81,53m²
LAND SIZE: 314,40m²

Beautiful, recently built single-storey property for sale in the village of Aghia.

This lovely house is located within walking distance of the popular lake of Agia, with its walking paths and cafes along the way.

Built to high standards, the house is equipped with all modern amenities.

INTERIOR

The property consists of 2 newly built, stylish, prefabricated separate studios with thermal facades.

The decoration is modern, and they each consist of an open living room/kitchen, one bedroom and one bathroom.

One studio faces the east (sunrise) and the other one faces the west (sunset) and both have their own independent entrance.

In both cases, you enter an open living/kitchen area with an L shaped kitchen stretching along the wall. The living areas are provided with a reversible air conditioning unit, are comfortable and have a patio door leading to the garden area.

The fully equipped kitchens come with electrical appliances including an electric cooker, a fridge/freezer, a microwave, an extractor fan and the washing machine.

Both studios are bright and light with a constant flux of light due to the many windows and light-colored tiles and decoration.

The double bedrooms are comfortable and are equipped with a floor to ceiling wardrobe and the shower rooms are light and modern with a corner shower.

The studios have mirrored layouts, and both have patio doors leading to the exterior areas. One studio is about 10m² bigger than the other. There is an additional 120m² building allowance on the plot, in case one would want to extend.

EXTERIOR

A small wrap around garden provides for outdoor living. There are possibilities to fix the exterior, to wall or fence the small plot, to add a parking space.

The flowerpots as seen in the photos are not included in the sale. This leaves the possibility to decorate and arrange the exterior patios and spaces according to your own taste and needs.

The construction is recent with modern aesthetics, comfortable and functional.

The actual owner lives in it now, so it could be used for all year living (the 2 studios could eventually be combined into one as they have a common wall) or they could be used for rental purposes.

THE AREA

Agia is a quiet village next to the Lake. It is located about 10 km southwest of Chania. The village is serene and is surrounded by orange and olive groves. Here one will find a mini market for everyday amenities, a gas station and cafés along the main road.

Alikianos is a 10-minute drive and is the main village in this area, with a very impressive church, the municipality, police station, supermarket, school, two mini markets, two bakeries, a fish shop, olive factory, butcher, two hairdressers, a pharmacy, restaurants, bank and a bus service into Chania. There is also a winery only 2km away.

The nearby artificial lake of Agia has been constructed for the purpose of providing water to the area and to facilitate crop irrigation. Lake Agia has a special ecosystem which is used by migrating birds every year.

A stroll around the lake will allow visitors to explore the thriving ecosystem. Following the car-free (ideal for children) path on the lake's western bank, one can also admire the former power plant, which requires crossing a small arched bridge over the artificial waterfalls that formed the necessary currents for power production.

The best times of the year to go there for bird-watching are autumn and spring. It is also recommended to visit the lake early in the morning or just before sunset.

Facilities available in this area include two cafes that have become quite popular due to their view of the lake.

FEATURES

- Solar panels
- Air conditioning units in the living rooms
- External taps
- Fully equipped kitchens
- Telephone/Internet lines (not connected)
- Electrical appliances
- White aluminum frames
- Double glazed windows with fly screens
- Built in wardrobes
- Immersion heater
- Some furniture included

