

# BEAUTIFUL 3-BED VILLA WITH PRIVATE POOL AND GUEST ROOM IN GAVALOHORI



**REF:  
CRM-022**



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**PRICE:  
€395,000**

**HOUSE SIZE: 109m<sup>2</sup>**

**LAND SIZE: 402m<sup>2</sup>**

**This lovely 3 bedroom and 2 bathroom property is set in the popular and traditional 'all year round' village of Gavalohori within easy distance of all local shops and tavernas and a short drive from the local beach resorts.**

There is spacious accommodation in the main house— plus a self contained guest apartment on the upper floor.

## **INTERIOR**

Currently used as a full time home, this lovely villa is also ideal for family holidays or the property rental market.

The ground floor of the villa is the main house which has an entrance hall with storage space, a good sized living area with wood burning stove and wooden vaulted ceilings.

There is also a separate dining area - set in a light and sunny conservatory and also a fully fitted kitchen with all built in appliances.

Small steps lead up to the 2 double bedrooms - both with fitted wardrobes, ceiling fans and air conditioning— and the main bathroom with a large walk-in shower.

External stairs lead to the upper floor which is a fully self contained studio — with living area and kitchen plus a spacious double bedroom and shower room.

## **EXTERIOR**

Sit on a good sized private plot, the property has plenty of outdoor seating and dining areas and a private pool with sun Terraces — all with lovely views across the countryside.

There are several outdoor storage areas plus a utility area, the secluded gardens are well landscaped and there is a gated driveway with ample parking. The property also has good sized private gardens, a private pool and lovely views across to Souda Bay and the White Mountain range.

## THE AREA

Located about 26 kilometers southeast of Chania, Gavalochori is one of the most picturesque settlements in the area of Apokoronas. The village seems untouched by tourism, having retained its traditional architecture and authentic character.

**Popular tourist resorts of Chania, such as Almyrida, Georgioupoli and Kalyves, are located nearby.**

## FEATURES

- Air conditioning and ceiling fans
- Fully fitted kitchen with all appliances
- Fitted wardrobes
- Wood burning stove
- Internet
- Aluminum doors and windows with fly screens
- Solar panel, water tank and immersion heater
- 24M<sup>2</sup> private pool and outdoor shower
- Covered outdoor dining area
- Several indoor and outdoor storage areas
- Separate utility room with washing machine
- Self contained guest apartment
- Wood vaulted ceilings
- Gated driveway with parking

