

# AMAZING 4-BED VILLA WITH STUNNING VIEWS AND SHELF-CONTAINED GUEST APARTMENT NEAR TO KASTELLI/KISSAMOS



**REF:  
YHOC-226**



Miette Lauwers  
Tel: (00 30) 6947 374 736  
[info@yourhomeoncrete.com](mailto:info@yourhomeoncrete.com)  
[www.yourhomeoncrete.com](http://www.yourhomeoncrete.com)

**PRICE:  
€495,000**

**HOUSE SIZE: 152,54m<sup>2</sup>**

**LAND SIZE: 4,026m<sup>2</sup>**

**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 has an independent 2-bedroom guest accommodation on the lower floor.**

Built in 2005, the property offers plenty of privacy and spacious balconies and terraces to enjoy the scenery and the unobstructed breathtaking views.

**THE INTERIOR**

Nonslip tiled steps lead to the main entrance which opens into an open space with the kitchen on the left and the living area on the right. This area is bright, light and the many windows ensure a constant flux of light throughout the rooms.

The light-colored kitchen stretches over the entire east wall and comes fully equipped including a gas-powered hob and oven, a dishwasher and a thick wood-colored beech worktop. There is plenty of space for the dining table fitting 6 people and is very bright due to the openings. The main door opens on the spacious front terrace. The living room is a comfortable space with lots of openings to let the light in.

Still on the same floor there is a large space, used as an office area by the current owner with 4 windows offering views. This floor also comprises a WC with room for the washing machine, 2 double bedrooms and a shower room. The master bedroom has a sloped wooden ceiling, an en-suite shower room, 2 free standing wardrobes, a reversible air-conditioning unit, an area above the bathroom storage are including 2 reserve water tanks and a patio door opening to the south facing balcony offering stunning views over the surrounding landscapes. The shower room has a modern sink, and a mosaic base in the open shower. The smaller bedroom can fit a double bed and shares the south balcony with the master bedroom.

The **lower floor** has a separate entrance meaning it could be used as a self-contained guest apartment with complete privacy. It consists of an open kitchen/living room, 2 bedrooms and a shower room. This area too is very bright and sunny, with patio doors opening to the several terraces to enjoy outdoor living. It is provided with electric heaters and a woodburning stove for the cold days, the kitchen is fully equipped, and the cooker is free standing, working on gas.

The whole concept of this property is well thought out, and the property is in immaculate condition ready to move into. The guest accommodation has its own electric meter, entrance and car park, it is very private. The top floor has under-floor heating and 2 reversible air-conditioning units, the exterior of the house has been repainted lately and until recently the house was provided with electricity solely from the photo voltaic system (at the moment the turbine doesn't work).

## THE EXTERIOR

Built on a hillside overlooking the Bay of Kastelli, the house sits in a truly outstanding location and offers 365 degrees stunning unobstructed views towards the sea and the mountains.

It takes less than 10 minutes to drive to Kastelli, a scenic drive through olive groves on an asphalted road. The last 200 meters access to the house are off road but in good condition. Its unique position on the hillside offers full privacy and intimacy.

The large plot is landscaped, terraced, provided with an automatic irrigation system and has paths to facilitate access to the sloped plot. A small variety of plants, shrubs, trees and flowers have been planted but the land has kept its original natural vegetation. There is vehicle access to the entrance and the plot is secured with an electric gate. There is a 23m<sup>2</sup> garage with an electric gate as well as 2 small storage rooms housing boiler and batteries. There is ground floor access to the guest accommodation from behind the house.

The spacious tiled terrace outside the living room offers unobstructed and breathtaking views - 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 breathtaking sunsets. Another equally stunning south facing terrace at the bedrooms offers views towards the rough and wild mountain landscapes, the perfect place for winter outdoor living, protected from the north winds and enjoying the full sun.

The lower part of the plot is planted with 15 mature olive trees producing high quality virgin olive oil, liquid gold.

Of course, there is plenty of space to build a pool one would want to.

**This property is ideal for people looking for a family holiday home, or for living all year as it is fully equipped for summer and winter, perfect for spending quality time in a home away from home. With its fully private guest accommodation it offers a potential rental income to the future owner.**

**It must be seen to be truly appreciated!**



## THE AREA

The property is located 10 minutes' drive from the center of Kastelli.

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
- 2 reversible air conditioning units
- 2 fully equipped kitchen including electrical appliances
- Immersion heater
- Two exterior storage rooms (one for batteries and one for the boiler)
- Underfloor oil powered central heating system and boiler house
- White aluminum double glazed windows with fly screens
- Some of the furniture
- Wooden ceilings
- Automatic irrigation system
- Separate garage with electric gate.
- Fully fenced and landscaped garden

