

TASTEFULLY RENOVATED 4-BED PROPERTY WITH PRIVATE COURTYARD AND POOL IN ALIKAMBOS



**REF:
YHOC-231**



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**PRICE:
€470,000**

HOUSE SIZE:

149m²+13m²mezzanine+58m²basement

LAND SIZE: 466m²

A unique, tastefully renovated property, with private courtyard and private pool for sale, situated in the heart of the traditional Cretan village of Alikambos, at the foot of the White Mountains.

It is currently rented out by the owners, meaning there is a substantial yearly income on holiday bookings. It perfectly blends modern amenities with traditional features.

INTERIOR

Part of the house was built about 80 years ago and is stone; the other half is more recent. The entire house has been stylishly **renovated in 2020**, and it used to belong to the president of the village. The owners kept as much as possible of the original features like all the double doors in the bedrooms, the wooden ceilings and floors.

The double wooden main entrance door opens into the hall leading to the 4 bedrooms, 2 on each side of the hallway. This part of the house is the "lower" part as there are 3 steps leading to the living room and kitchen areas.

Each bedroom is equipped with a reversible air conditioning unit, wooden floor and ceilings, and are very comfortable regarding the size. However, one bedroom is remarkably bigger in size as it is at a split level with the bed on the upper part and a sitting area and wardrobe on the lower level.

The **upper part** of the house consists of an open kitchen, living/dining room with air conditioning and 2 bathrooms.

The kitchen is small but functional and is equipped with an electric cooker and a double sink.

The comfortable dining area is light and bright due to the many windows allowing a constant flow of light throughout the room. Two spacious modern shower rooms are on this level, both with wall-to-wall showers protected by a glass panel.

Two doors lead to the exterior sitting areas.

The basement:

It is divided into several rooms that used to be inhabited. Basically, the 58m² basement area, is considered as a storage area, except the (old) kitchen area that is legal as living area. There are 3 rooms and a kitchen, old wooden beamed ceilings and a fireplace, but this area needs renovation works.

EXTERIOR

The garden is fully enclosed, walled and fenced. The west facing balcony is shaded by a sunshade sail and is equipped with outdoor furniture. An iron banister secures this balcony and is wrapped with a beautiful vine. To the east, 3 stone steps lead down to the garden and the pool area. The pool is dressed in mosaic tiles, and the surrounding stone pavement is large enough to install sunbeds and umbrellas. The edge is secured with a glass banister and a shaded area with bamboo furniture is the perfect place to unwind and enjoy the sun and pool with friends and family. There is an outdoor shower as well.

The south part of the house has the entrance and amazing mountain views. A small sitting area has been installed next to the ancient well, with stone benches under a pergola covered with bamboo and growing plants.

Another stone-paved sitting area is provided behind the house, with a stone-built BBQ and a spacious sitting area shaded by a big walnut tree. This area is fully private and peaceful, set up with nice outdoor furniture and tastefully decorated. Stone benches are installed, and it is surrounded by a variety of flowers and bushes.

Even though the house is in the village, it is private and peaceful and offers great views towards the White Mountains.

THE AREA

The historical village of Alikambos is a typical Cretan traditional village in the municipality of Apokoronas, located at the foothills of the White Mountains about 9km from Georgioupolis and 6km from the lively village of Vrysses (less than 10 minutes' drive). There is a kafeneon in the village that becomes taverna during the evening hours. The church of the virgin Mary has early 14th century hagiographies which are preserved to this day in good condition.

The well-known village of Vrysses with its numerous amenities offers numerous shops, bakery, pharmacy, cheese factory, restaurants, cafes, supermarket, police station & fire station, regular bus routes and many more!

Georgioupoli is a slightly larger and busier village, at the mouth of the Almiros river in North Western Crete.

Formerly a small fishing village, Georgioupolis is very much a tourist town now, with many cafés, tavernas and small hotels and apartment blocks. The town square is surrounded by outdoor seating used by

tourists and locals alike, enjoying their drinks and ice creams. The 9km beach is the main attraction of the area. Nearby Lake Kournas is also a popular excursion by foot, bicycle or tourist 'train'. Georgioupolis is a well-located base for exploring the traditional villages of the area towards Vamos or into the White Mountains to the south.

This is a property with plenty of potential, located in an area with a very rich history and many traditions, with many interesting features! This is a perfect house either for all year living, or as an investment for a rental business.

FEATURES

- Landscaped Garden
- Solar panels
- Private Pool
- Furnished
- Air conditioning in all rooms
- Wooden frames
- Fly screens
- Oil central heating and boiler house
- Electrical appliances
- Double glazed
- Wooden ceilings
- Solar water heating
- 4G Internet connection
- BBQ area
- Ceiling fans in the bedrooms
- Basement/storage
- Walled and fenced plot

