

COZY 3-BED PROPERTY CONSISTING OF TWO INDEPENDENT HOUSES WITH POOL AND SEA VIEWS IN MAREDIANA



**REF:
YHOC-233**



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**PRICE:
€387,000**

HOUSE SIZE: 105.1m²

LAND SIZE: 931.73m²

BEAUTIFUL 3-BEDROOM HOME WITH STUNNING SEA 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 upper floor while the owners live on the ground floor.

Built in 2006, the property offers plenty of privacy and spacious balconies and terraces to enjoy the scenery and the unobstructed breathtaking views.

INTERIOR

The ground floor comprises of the main house, which is 57.56m². The entrance door opens directly into the living room area which is light and bright, with two sets of patio doors – one opening onto the north covered terrace with tenta blinds, while the other opens onto the pool area. A wood burner, heating system, air con and ceiling fans are installed for heating and cooling. The views towards the Bay of Kissamos are visible from the living room level! A “U” shaped kitchen in blue colour, fully equipped and with plenty of cupboards is behind the living room.

Next to the kitchen is the family bathroom, which is fully tiled and includes a wall-to-wall shower as well as heated towel rails.

The double bedroom is equipped with air con, central heating, ceiling fans and also includes a walk-in closet! Patio doors open towards the swimming pool area and BBQ.

The top floor apartment is 47.85m² and is accessed by an external staircase, making it completely independent from the ground floor level. The main door opens into an open plan kitchen/living area. The kitchen is equipped with cupboards, a small fridge, burners and extractor hood. The living area has its own wood burner, as well as central heating. Patio doors open onto a balcony with amazing views of the Bay of Kissamos! Tenta blinds are installed for the extra windy days.

Two double bedrooms are on this level, each with a private balcony, one south facing with rural views and one west facing with sea and sunset views. Both bedrooms have floor to ceiling fitted wardrobes, ceiling fans and heating, while the larger bedroom also has an air conditioning unit installed. There is also a

fully tiled bathroom on this level, equipped with a wall-to wall shower including a cabin.

EXTERIOR

The entire plot is walled, fenced and gated. The large gate allows car access while there is also a small gate for pedestrians. The land is flat and easy to maintain, entirely landscaped and planted with: 6 olive trees, 2 apricot trees, 1 lime, 1 lemon tree, 2 orange trees, 1 mandarin and 2 cherry trees!

At the entrance of the plot is a tool shed and a covered carport large enough for one car. There is plenty of space for more cars to park inside the plot.

The land is almost entirely graveled and has plenty of cozy sitting spots! A lovely gazebo at the back of the house is the ideal spot to relax and have a glass of wine in privacy!

A blue fence "separates" the plot into two: the west side with parking, tool shed and gazebo and the east side with the private swimming pool. Two gates on the blue fence give access to each side of the house.

The oval shaped swimming pool has a plastic liner and an external pump (no pool room required) and has lovely sea views! There are plenty of sun terraces around the pool in order to place sun beds. The stone BBQ is behind the pool, and is covered with a blue pergola shaded partly by roof tiles and partly by bamboo. A sink and counter area also fitted making it the perfect place to dine by the pool while enjoying the views!

Attached to the house, is also the boiler room which houses the washing machine.

THE AREA

The property is located 10 minutes' drive from the center of Kastelli, at the village of Marediana, which is a small and traditional Cretan village in the hills.

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 kilometre 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.

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 Gramvoussa isles (pirate isles), the beautiful George of Topolia and the lagoon at Balos.

A property ideal for year-round living or as a rental property with great potential to rent either one or both houses!!

FEATURES:

- Oil powered central heating system and boiler house
- Ceiling fans
- Broadband Internet
- Reversible air conditioning units
- 2 fully equipped kitchens including electrical appliances
- Immersion heater
- Solar panels
- Built in floor to ceiling wardrobes
- White aluminum double glazed windows with fly screens
- Furniture of top floor + exterior furniture included (ground floor furnishing not included in the price)
- Walk in wardrobe on ground floor
- Floor to ceiling fitted wardrobes in upstairs bedrooms
- Two wood burners (one on each floor)
- Exterior stone-built BBQ area with sink
- Reserve water tanks (2000 liters)
- Covered parking
- Tool shed
- Fully fenced and landscaped garden
- Private pool

