

EXCEPTIONAL 3-BED PROPERTY WITH GRAND GARDENS CONSISTING OF A MAIN HOUSE, BASEMENT AND 2 APARTMENTS IN XAMOUDOHORI



**REF:
YHOC-234**



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**PRICE:
€680,000**

HOUSE SIZE: 210m²

LAND SIZE: 5,674m²

Unique and magnificent property for sale in Xamoudohori village, nestled within a sea of olive trees, with marvelous landscaped gardens, a spacious owners' accommodation on the ground floor, two fully equipped apartments for rent on the upper floor, a roof terrace and a large basement/garage.

The house is built on a plot of 3.360,85m² and there is a second plot adjacent to the first, which is 2.313,70m² and could build an additional 186m². It is now used for its olive trees and the current owners produce a good amount of high-quality olive oil!

INTERIOR

The ground floor consists entirely of the main house, which is used by the owners, and comprises of a kitchen, a dining area, a living room, a family shower room/WC and a double bedroom with an en-suite bathroom.

Entering the main home, the master bedroom is on the right and is very spacious. The en-suite bathroom is fully tiled and includes a bathtub as well as a shower. Across the master bedroom is the office area with the WC beside it, and patio doors open onto an external staircase which leads directly into the garden!

The well-equipped kitchen has plenty of storage cupboards and a gas stove. The dining area is beside the kitchen while the living room is "separated" by an arched opening. From the kitchen and living room, patio doors open onto a large covered balcony with arches, facing west and overlooking the surrounding hills and sunset! This amazing covered area is the perfect place for evening dining and lounging! A gate at the end of the balcony, provides access to a stone paved area to the side of the house.

An internal tiled staircase leads to the 1st floor which land on a spacious hallway providing access to the two fully equipped rental apartments. Both apartments are light and airy and have an almost mirrored layout, with the bedroom at the entrance including a small balcony, a bathroom with a shower, and a kitchen with a dining area and patio doors opening onto a large private balcony with beautiful rural and sunset views!

From the landing hall, the staircase continues onto the upper floor which houses a small room used for storage and has beamed ceiling. A door opens onto a very large and fully tiled roof terrace where the solar panels have been installed.

From the ground floor, the internal staircase also leads down to a basement of 130m² which also houses the boiler room and water tank. Garage doors open in order to also access this level by car. There is more than enough space for a number of cars as well as for storage.

EXTERIOR

A drive through the olive trees leads towards the property where a large parking area is located, shaded by the surrounding mature trees. The house has a wraparound garden with numerous trees, flowers, shrubs and herbs, and walking paths swirling through them! Different sitting spots have been carefully thought of, depending on where the sun is.

To the side of the house is an exquisite stone paved area, perfectly designed for lounging, with a hand-made stone-built wall including an arched opening, separating from a more private relaxing area with a stone BBQ and a dining table, all surrounded by lush greenery!

The path continues to the back of the property where the main entrance to the property is located and continues to the south side of the house, reaching another delightful sitting spot is found between the flowers and vegetable garden!

Further from here is the second plot, entirely planted with well taken care of olive trees, including an irrigation system. Another small path leads back down to the large parking area.

The garden includes – among others: a lemon tree, a pomegranate tree, mulberry tree, avocado tree, 2 Cypress trees, 2 walnut trees, a pine tree, Eucalyptus trees, Palm tree, Acacia trees, magnolia, bougainvillea, hibiscus, yucas, vegetable garden, a number of herbs and bushes, as well as 90 olive trees!!! A little paradise in Xamoudohori!

THE AREA

The property is built in the west facing hills of Xamoudohori. The village itself is very peaceful and has a cafeneon at the village square, for the daily coffee and meet ups!

Xamoudohori is the first village above Maleme, which is a year-round working village and includes amenities such as a super market, restaurants, pharmacy, gas stations, cafes, mini markets and a beach!

The larger villages of Tavronitis, Gerani and Kolymbari are a short drive away and also offer a large number of amenities. The famous beach resort of Platanias is just a 10-minute drive, while Chania city center is a 30-minute drive.

This property is very well thought of and is ideal for either year-round living or as a full rental business, providing the opportunity of renting out also the ground floor accommodation.

DO NOT MISS IT!!!

FEATURES

- 2 X double solar panels
- Air conditioning units in all bedrooms
- Roof terrace
- 3 X fully equipped kitchens
- White goods
- Central heating system/Boiler room
- Cosmote Internet connection
- Immersion heater
- Wardrobes
- Fully furnished
- Ceiling fans
- Basement/Garage of 130m²
- Wood burner in main house
- Wooden doors/windows/shutters
- Double glazing
- BBQ
- 1.000lt reserve water tank with pump
- Ample parking
- Partly walled and fenced
- Fully landscaped gardens with irrigation system

