

LOVELY 3-BED PROPERTY WITH PRIVATE POOL NEAR THE TRADITIONAL VILLAGE OF GAVALOHORI



**REF:
YHOC-229**



Miette Lauwers
Tel: (00 30) 6947 374 736
info@yourhomeoncrete.com
www.yourhomeoncrete.com

**PRICE:
€365,000**

HOUSE SIZE: 130m²

LAND SIZE: 1,627m²

Marvelous 3 bed house for sale near the traditional village of Gavalohori, with a private swimming pool, landscaped plot and conveniently located near the villages of Gavalohori and Almerida.

Built in 2003, the layout is well thought out, functional and the house is well maintained. Its architecture blends perfectly with the surrounding olive groves.

INTERIOR

Five steps lead to the entrance of the property with a wooden entrance door.

Entering the house, the door opens into the light and airy living area where the many windows and openings guarantee a constant flow of air in the rooms. This area includes the dining room and the kitchen.

The kitchen is fully equipped with electrical appliances, including an electric cooker, a dishwasher and the washing machine. Still on the same floor there is a double bedroom with an adjacent WC, two single beds, a double-door floor-to-ceiling wardrobe and a patio door towards the balcony. Under the stairs there is a useful storage room and there is a separate small shower room equipped with a corner cabin.

The dining table fits 6 people and there is a pellet stove for the cooler winter days.

Tiled steps lead to the top floor consisting of 2 double bedrooms and a bathroom.

The bedrooms are provided with floor to ceiling wardrobes and a patio door opening to a private balcony. The bathroom has a corner shower as well as a full-length bathtub.

The house is equipped with a safe box while air conditioning units and ceiling fans in all rooms keep the villa cool during hot summer days. As the property is rented out during the summer months, new extinguishers have been installed and two folding beds for kids are included.

The actual owners run the rental season as a business declared in Greece so the new owner could eventually run the villa as a business if he wished to.

EXTERIOR

The property is located along an asphalted road and is private due to the row of oleander bushes planted along the border thus privatizing the plot.

With easy access through a metal entrance gate, the entirely walled plot impresses by the facilities. The big driveway is large enough to easily turn the car and leads to the ample parking space.

As you arrive, a large gate opens to a spacious, well maintained and landscaped area with stone paved and concrete access bordered by flower beds, low stone walls and a variety of flowers and bushes.

The colorful garden has plenty of space for both sun worshippers and for children who like to run around and play. The plot has been landscaped, and special attention has been paid to the pool area, which is a little raised (5 steps) and secured with a wooden fence all around. There is plenty of space to install sunbeds and umbrellas around the pool and a stone path leads to an additional small wooden gazebo at the back of the garden.

Behind the pool is a fenced off area housing the reserve water tanks (4,000 liters) and the solar panels for heating the water.

A spacious and comfortably covered terrace with a sitting area and outdoor furniture is the ideal place where you can chill out or dine al-fresco in total privacy. There is a stone-built BBQ

As an additional bonus, the entire plot is provided with a water irrigation system, is entirely walled and fenced and has about 16 trees providing their own high quality olive oil.

The selling price includes the furniture, fixtures and fittings as well as the electrical appliances - the house is ready to move into!

THE AREA

The villa is located between the villages of Xirosterni and Gavalohori in a quiet and peaceful area.

Xirosterni is a sleepy village with a lot of renovated houses and no amenities other than the small kafeneon / mini market on the road. Gavalohori is a famous traditional village in the Apokoronas area and includes amenities such as mini markets, well known tavernas and

cafeneons. The famous beach resort of Almerida and its numerous amenities are just a short drive.

The village is quite lively, and the taverns and mini markets stay open during the wintertime as there are a good number of permanent inhabitants in the village.

Fully equipped for year-round living, this villa has great rental potential or could be used as a permanent home. The environment is peaceful, and it is ideally located with the beach and amenities just a couple of minutes away by car - Chania is a 30-minute drive.

A truly unique property which “ticks many boxes”!!!

FEATURES

- Air conditioning units and ceiling fans throughout the property
- Solar panel
- Fully equipped kitchen including dishwasher
- Satellite TV
- Electrical appliances
- Floor-to-ceiling built-in wardrobes
- Water tank of 4000l
- Pellet stove
- Internet connection
- Brown, wooden doors and shutters
- Double-glazed windows
- Immersion heater
- External taps
- Walled property
- Landscaped gardens with watering system
- Private swimming pool
- All fixtures and features
- Large pergola with outdoor furniture and BBQ
- All furniture included

