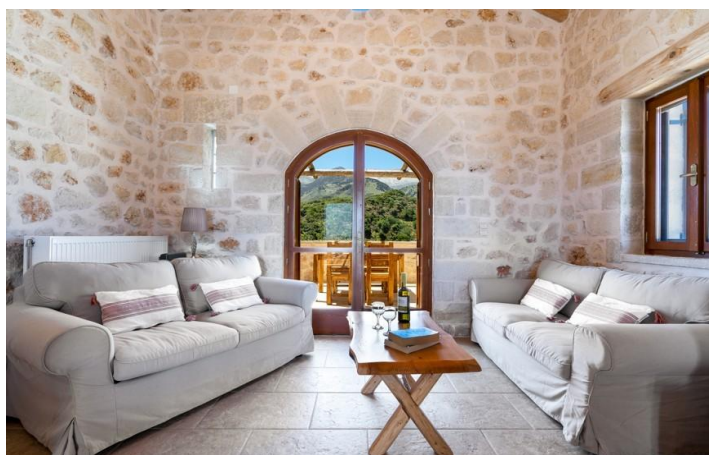


LOVELY 2-BED VILLA ON A SMALL ESTATE WITH PRIVATE HEATED POOL AND MOUNTAIN VIEWS IN MELIDONI



**REF:
CCI-028**



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**PRICE:
€395,000**

HOUSE SIZE: 99m²

A 2 bedroom/2 bathroom villa with private heated pool (99sqm) and land, sitting at the top of a charming traditional village and offers an immediate, hassle-free opportunity either for a holiday villa or all-year-round living.

With dramatic views across the gorge to the White Mountains and sea views towards Rethymno, this newly built house has been designed to perfectly blend into this traditional village and rural landscape, it has its own character and beautiful private outdoor spaces and a private swimming pool.

Already operating as a successful rental business, this is also a wonderful solution for multi-family/friend accommodation.

INTERIOR

Ground Floor

A typical Cretan 'upside down' design (to make the most of the views from the living area and to keep the sleeping quarters cool/warm) you enter into the hallway.

Bedroom 1: has a double bed and en-suite bathroom with walk in shower. The patio doors lead to the garden and pool area.

Bedroom 2: has twin beds and en-suite bathroom, and access to the garden area.

1st Floor

The open plan living area has been cleverly designed for maximum comfort and use of space with the fitted kitchen and dining space at one end, the lounge at the other. Double patio doors open to the dining balcony with views across to the sea and mountains. An external staircase goes down to the pool and garden area with small koi fishpond, and the calming sounds of the rock side waterfalls occasionally interjected with goat bells as they roam the hillsides.

EXTERIOR

Off road parking is to the front of the villa and as the others, the lush green gardens around the private pool and outdoor dining/kitchen areas provide a mini oasis to spend your days. The koi pond, hidden away, provides another tranquil touch. The Villa adjoins the owners' accommodation villa on the right.

THE AREA

The villa is an easy three minute stroll to the centre of this charming small village, with a year round cafenion which is frequented by both locals and occasional tourists for small plates and cold local wine and beer.

Within a 5 – 10 minute drive you will find some of the most beautiful, and traditional villages in the area such as Paidachori, Pemonia, Tzizifes and Vamos, all known for the beautiful hikes and trails amongst the greenest of landscapes.

With such breathtaking views as the background, the owners have designed and built the villa in keeping with the landscape using local stone and wood, planting indigenous plants and trees to ensure a seamless blending of house and land.

Every item in the villa has been handpicked and where possible, reclaimed to ensure each property has a unique character.

A scenic 20 minute drive brings you to Kalives or Almyrida beach, the city of Chania is only a thirty minute drive away with its harbour front restaurants and unique atmosphere.

FEATURES

- Air con
- Fireplace
- Private pool (35,02sqm)
- Furnished
- Electrical appliances
- Fly screens
- Off road parking is to the front of the villa.
- Wooden floor
- Wooden frames
- Covered verandas
- Ceiling fans
- Courtyard
- Stone built property
- Landscaped garden

