

PLOT WITH GREAT MOUNTAIN VIEWS AND DISTANT SEA VIEWS NEAR XIROSTERNI



**REF:
YHOC-172**



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**PRICE:
€115,000**

LAND SIZE: 2258,37 m²

BUILDS: 186m²

Building plot with stunning mountain views for sale near the village of Xirosterni, located between Vamos and Kefalas.

This good-sized plot of land is located outside the village boundary and has an 186m² building allowance. It is flat and easy to build, surrounded by a fence and walls to clearly mark the borders.

The views towards the mountains are impressive and there is a little distant sea view towards the west. There are a few olive trees on the plot and the surface is quite rocky and covered with natural, low growing local flora.

The land borders an asphalt road where water and electricity supplies are available.

The selling price includes a ready building permit for a modern, single storey house of 171m² with 2 bedrooms, 2 bathrooms and a 30m² pool. This is a huge advantage as this avoids the long wait and procedure to obtain a building permit; the construction could literally start immediately.

In case some changes want to be done to the plans, this is possible as long as you adapt the permit before 2026.

The plot is located just outside the village. Xirosterni is a sleepy village with a lot of renovated houses and no amenities other than a small mini-market located on the road for every day necessities.

It's less than 5 minutes from the restaurants and kafenions at Kefalas and the village of Vamos which offers many amenities including a butcher, baker, supermarket, tavernas, cafes, pharmacy, vet, gas station and local transport links.

In addition, the beaches at Kalyves, Almyrida and Giorgioupolis are all less than 10 minutes away.

Well priced and positioned in a natural undeveloped area, this plot is ideal either to build a holiday home or for a permanent residence.

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 piece of land which ticks many boxes!!!

