

# 3-BED SINGLE LEVEL SPACIOUS HOUSE WITH GARAGE ON A LARGE PLOT WITH SEA VIEWS IN STAVROS



**REF:  
STAVROS KALYPSO**



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**PRICED AT:  
€298,000!!**

**HOUSE SIZE: 154,60m<sup>2</sup>**

**PLOT SIZE: 4,023m<sup>2</sup>**

**Fantastic single-level property for sale in Stavros!! Ready to move in!**

**Sitting on a large plot at walking distance from the golden beaches of Stavros, this property is a perfect purchase for those wishing to live in a beautiful and quiet environment.**

## **THE HOUSE**

This 200m<sup>2</sup> desirable and functional property comprises three bedrooms, two bathrooms, a living/kitchen area, utility room and a spacious garage, all on one level and with easy access to all rooms.

A wide concrete driveway leads to the main entrance and the large garage. The front door opens into a small hall leading to the spacious open-plan living/dining room and kitchen. The kitchen is separated from the living area by a tall wooden unit for more privacy. The kitchen is fully equipped with stainless steel white goods, including dishwasher and magnetron tower. The living room is spacious with many windows creating a light and airy space throughout.

To the left of the living room is the large dining room separated by huge glass sliding doors opening onto a wooden terrace with bamboo garden furniture and sea view, the ideal place for outdoor living. Electric shutters are used for security.

From the kitchen there is access to the utility room, complete with washing machine, sink and storage space. A door opens to the 40m<sup>2</sup> garage with space for two cars, equipped with electric doors and cupboards.

A hallway passage leads to the left part of the property which houses the three bedrooms and two bathrooms. At the end of the hall is the master bedroom with white floor-to-ceiling closets, a private covered terrace and en-suite bathroom complete with a bathtub and a glass brick shower corner.

A smaller bedroom has access to a covered terrace and the third double bedroom gives access to the back pergola. In the middle of the hall is a shared bathroom with shower corner with glass bricks.

## **THE EXTERIOR**

The garden is designed to be very low maintenance as the current owners don't live in the house year-round. The plot is flat and easy and a small pond has been added. Paths lead to different areas of the garden. The driveway is large enough for several cars to be able to reverse or turn around.

The garage has an electric gate, and the parking provides space for several cars under the pergola. Plenty of terraces provide easy access to the different rooms and sitting corners have been placed in different areas of the garden, providing sunny and shady spaces where one can sit and read or generally relax in the peaceful atmosphere.

At the back of the house, a huge stone-paved area provides a wind free and sunny south-facing space with a built-in BBQ. This would be the perfect area for outdoor living during the winter months, protected from the north wind and bathed in sunlight.

## **THE AREA**

Stavros is a seaside village located 17km northeast of Chania. One characteristic feature of the area is the very steep camel-shaped mountain rising opposite the harbour. The mountain is famous as the location for the film "Zorba the Greek", where Anthony Quinn

danced the famous Sirtaki Dance in 1964. Then Stavros was a small fishing village.

Today the region offers some hotels and tourist infrastructure. The two beaches of the area have contributed to the development of the area. The main beach is located east of the village, at the foot of the mountain, next to the picturesque harbour. A circular bay is formed, fully-protected from winds blowing in the region. The lagoon-like bay has marvellous white sand and shallow turquoise waters. The contrast of the wild mountain with the peaceful beach in the foreground makes Stavros a unique place for swimming. As expected, the beach is very well organized and provides all possible services. The second beach of Stavros is located north of the village, 200m northwest of the main beach. It has sand and rocks in places and is less organized than the first, but cleaner and enjoys stunning sunset views. In Stavros you will find restaurants, mini markets, shops, cafes etc. Moreover, there is a bus service to and from Chania.

This property is only a short drive (or a 20-minute walk) from the beach and a 10-minute drive to the airport.

**This very desirable property is an opportunity not to be missed!**





## Features:

- Green aluminium shutters and double-glazed windows with fly screens
- Air conditioning units throughout
- Fully-equipped kitchen with stainless steel white goods
- Satellite TV
- Floor-to-ceiling white fitted-wardrobes
- Solar panels
- Landline and Internet
- Fully furnished
- Reserve water tank
- Double garage with electric door (40.53m<sup>2</sup>)
- Fenced and walled plot
- Oil-fuelled central heating system
- Extra storage
- BBQ
- Exterior shower and old marble sink
- Electric water pump regulating the water pressure

