

UNIQUE 5-BED VILLA ON ONE LEVEL WITH POOL, ROOF TERRACE, GARAGE AND BASEMENT IN CHOUMERI



**REF:
YHOC-151**



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**PRICE:
€550,000**

HOUSE SIZE: 274m²
+ 44m² GARAGE + 20m² BASEMENT
LAND SIZE: 3,670m²

A truly stunning and unique property for sale located in the village of Choumeri. An amazing opportunity to buy a single level villa in a private location in Central Crete.

Set proudly among the olive groves, the property enjoys complete privacy, yet is only a few minutes' walking from the village.

The house is a total of 274m² and also has a 44m² garage and a 20m² basement.

INTERIOR:

The one-storey villa has been cleverly laid out; in the front is the main part which is the heart of the property housing the comfortable living quarters and the kitchen, while the bedrooms are set in a semi circle around the living area.

The main entrance door opens into a spacious open plan kitchen/living/dining area of about 86m². To the right is the blue-green large kitchen offering plenty of storage cupboards and a breakfast bar. The kitchen is equipped with a double sink, fitted stainless steel oven, an electric hob and an eye level fitted oven and micro wave.

Lots of windows and doors provide an abundance of natural light flooding in, while overlooking the surrounding hills and mountains. Plenty of patio doors give access to the tiled exterior areas and the swimming pool.

Separated from the living area are the 5 bedrooms and the 2 bathrooms. The bedrooms are all very spacious and comfortable. Four of them are equipped with a reversible air-conditioning unit. Most of the bedrooms have either a free standing wardrobe or floor to ceiling fitted wardrobes. The larger bedroom provides access via patio doors to a hard covered terrace and into another covered garden area which is at the back of the house. A BBQ area has been planned and there is water and electricity supply.

The long and narrow hallway is equipped with plenty of floor-to-ceiling fitted wardrobes, providing plenty of storage space.

The main bathroom is very spacious, including a separate WC, a full length bathtub with Jacuzzi, a separate built shower area and a big towel rail. The second shower room down the hall has a built shower and also houses the washing machine.

Still on the same level, a door opens into the garage with a wooden sloped ceiling. From the garage steps lead to a basement used to store the reserve water tank and as a storage area.

EXTERIOR:

A long partly concreted driveway bordered with olive trees and colorful oleanders lead up to the entrance of the house and provide easy access to the garage.

At the front of the house is the 30m² private "L" shaped swimming pool with large Roman steps. This salt water pool has a counter current system installed. A sun terrace behind the pool offers enough room for sun beds while a small covered exterior area has room to install outdoor furniture, behind the pool. There is an exterior shower at the side of the house.

The house is surrounded by tiled paths, while the boiler room is attached to the back of the house.

A beautiful stone built exterior staircase leads from the pool area at the top level of the land and then onto the massive roof terrace. This terrace is divided into a separate area for the solar panel, a very large lounge area with a pergola which is part covered, two small roof gardens and a storage space to store some tables, chairs and more. The part of the roof terrace where the solar panel is installed has already been prepared for the future installation of a photovoltaic system. There is also a water and an electricity supply on the terrace. The mountain views from here are unobstructed and very impressive!!!

There is a garden area next to the garage, with plenty of privacy and lots of potential. A few steps down lead to a private sauna, surrounded by luscious greenery!

THE AREA:

The village of Choumeri is located almost 30 kilometers from the city of Rethymno and just a short drive from the livelier village of Perama.

It's a beautiful friendly village on the north coast of Crete. In the village there is a taverna, mini-supermarket and 2 kafeneons (coffee shop/bar), personal post-boxes and is also a bus route to Anogia, Perama and Rethymno.

The region's municipality town of Perama, which remains open all year round, is approximately 4km away and has a 24hr Health Centre, dentists, banks, post office, police & fire stations, pharmacists, dance studios, an excellent bakery, petrol stations & garages, hairdressers, supermarkets and a variety of other shops, restaurants - almost everything you need. In the summertime there is an open-air theatre which hosts concerts and events.

In the village of Choumeri one can find a kafeneon and a mini market selling basic every day products, as well as a souvlaki (gyros) shop. Perama is about 10 minutes drive from the property.

There are itinerant merchants who regularly pass through the village selling bread, vegetables and fish.

FEATURES:

- Reversible air conditioning in the 4 bedrooms
- Solar panel
- Wood burner
- Fully equipped kitchen including electrical appliances
- White goods
- Fitted wardrobes
- Central heating system (oil fueled)
- Telephone and Internet connection
- Reserve water tank of 1.000lt
- Some furniture
- Extra storage space in basement
- White aluminum doors, windows and shutters
- Double glazed windows with fly screens
- 30m² private pool
- Roof prepared for installation of photovoltaic system
- Fenced, walled and gated plot
- Watering system
- Private garage
- Landscaped gardens

