

BEAUTIFUL SEMI- DETACHED 3-BED VILLA WITH AMAZING SEA & MOUNTAIN VIEWS AND SHARED POOL IN DRAMIA



**REF:
DRAMIA OCEANUS**



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**PRICED AT:
€250,000**

HOUSE SIZE: 77m²
STUDIO SIZE: 52m²
PLOT SIZE: Shared

Lovely 3-bedroom semi-detached villa for sale, ready to move into, with a big shared pool and stunning mountain and sea views.

Built in 2008, this great property is located within easy walking distance from the famous beach resort of Kavros and all its amenities.

INTERIOR

The main entrance leads to an open plan living-kitchen area. The kitchen is fully equipped and fitted with light green colored wooden cupboards, an electric oven, an inox dish washer and a free standing fridge.

The dining-living area is airy and bright with a door leading to the beautiful wrap around balcony with lovely arches overlooking the pool area and the mountains.

A few steps further to the right one finds a bedroom with 2 single beds and a free standing wardrobe. The window overlooks the pool area and the White Mountains. On the opposite is located a fully tiled bathroom with a sink, a toilet and a big bathtub. Also there is a washing machine in this bathroom.

Marble steps lead to the upper floor. Here the master bedroom is located and a full bathroom.

The bedroom is bright and enjoys sea views. It is equipped with a free standing wardrobe and a double bed. French doors open to a spacious fully tiled terrace with absolutely stunning panoramic views that stretch from the White Mountains all the

way to the sea. A pergola provides shade for the warm summer months.

Each bedroom is equipped with reversible air-conditioning units and there is central heating as well.

The house also features a studio located in the basement just next to the pool area.

The 52m² spacious studio is fully equipped and has a reversible air-conditioning unit. It consists of a big open plan kitchen-living area and a big bedroom with two single beds. There is also a shower room. It also features a covered and fenced terrace just next to the pool under a lovely arch with views of the White Mountains and the surrounding olive groves.

The studio has potential to be rented out and provide a good income to the future owners.

EXTERIOR

The villa is one out of five sharing a large swimming pool with ample, perfectly maintained and fully tiled terrace areas.

A small slope leads to the pool area below and the guest accommodation. Next to the pool separate men and women WC's are to be found.

This is an excellent, easy to maintain holiday home. Alternatively it would be the perfect base for longer visits.

THE AREA

This villa is located just a couple of minutes from the popular village of Kavros.

Kavros is a small village between Georgioupolis and Rethymnon, which has become a holiday resort in the recent

years, with a variety of shops such as supermarkets, restaurants, clothes shops, bars etc.

Further amenities can be found in Georgioupolis or Rethymnon just 15 minutes away.

Features:

- Solar panels
- Central heating
- Extra storage room
- Roof terrace
- Fully equipped kitchen
- Satellite TV
- White goods
- Fly screens
- Free standing wardrobes
- Walled property
- Furniture included
- Green aluminum frames
- Double glazed windows
- External taps

