

COZY 2-BED FURNISHED PROPERTY WITH STONE PAVED COURTYARD IN KALIDONIA



**REF:
YHOC-111**



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**PRICED AT
€120,000**

HOUSE SIZE: 60,48m²

PLOT SIZE: 112,42m²

Charming 2 bedroom property with a stone paved courtyard within the traditional village of Kalidonia.

With a small easy to maintain garden and easy access, this property is ideal for all year round living or as a holiday home.

INTERIOR:

A gate opens into a private walled garden laid with stone paving.

The house style is based upon a traditional Cretan village design, with stone features, arched patio door, stable style entrance door and tiled roof.

The property is laid out on 2 levels. The main entrance opens into the bright and light living area with a wooden sloped ceiling and an arched patio door giving to the courtyard. The 2 sofas in the living room can be converted to beds.

To the right is the acajou colored kitchen equipped with micro wave oven, washing machine, fridge and a gas/electric cooker.

From the kitchen a small hall leads to the fully tiled shower room with a walk in shower, decorated with blue and white tiles.

Further is the main bedroom equipped with a large wooden wardrobe, 2 single beds, air conditioning, and a patio door opening to a private exterior courtyard.

From the kitchen area, an iron staircase with wooden steps leads to the spacious mezzanine area with the second bedroom, equipped with 2 single beds and a free standing double door

wardrobe. French doors open onto a tiled balcony with an open pergola where one can view some of the surrounding country side.

The house is equipped with air conditioning units in the kitchen area and the 2 bedrooms, is very well maintained, has wooden ceilings throughout and has recently been repainted.

EXTERIOR:

A green wooden gate opens into the beautiful courtyard.

The entire courtyard is stone paved and has plenty of space to install outdoor furniture and two big umbrellas, thus providing a shady spot to sit and enjoy reading, dining or more.

The property is walled for more privacy and there is a mini market exactly opposite.

THE AREA:

Overlooking a green valley studded with olive trees, Kalidonia is a traditional working Cretan village just a five minute drive from Kolimbari and its numerous amenities. Kolimbari is a village which remains open all year round.

A kafeneon is within very easy walking distance. There is a mini market just outside the complex and a traditional restaurant can be found in the village of Melissourgio which is on the opposite hill, 10 minutes walking from Kalidonia.

The historical city center of Chania is a 30 minute drive while the airport is a 50 minute drive.

A cozy and cute property, with many lovely features! A great opportunity not to be missed!

FEATURES:

- Solar panel
- Air conditioning units all over
- Fully equipped and fitted kitchen
- White goods
- Wardrobes
- Furniture included
- White aluminum double glazed windows
- Beamed ceilings throughout
- Immersion heater
- Walled property

