

4-BED VILLA WITH PRIVATE POOL AND VIEWS WITHIN WALKING DISTANCE FROM THE BEACH OF MALEME



**REF:
MALEME MIDAS**



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**PRICED AT:
€370,000**

HOUSE SIZE: 184m² PLOT SIZE: 280m²

Spacious four-storey, four-bedroom villa in the quiet village of Maleme with beautiful sea and mountain views and just 1km from the beach.

This fully-equipped villa with a private pool is ideal for year-round living with central heating, fireplace and air conditioning in the living room. There is an EOT licence for rental use.

THE HOUSE

A tiled path leads through flower beds to the front entrance and an arched, covered terrace.

Entry is into a large, bright, airy living room with feature fireplace which leads into a fully-equipped kitchen with cream-coloured eye-level and base units, oven, hob, extract fan and an American-style fridge/freezer.

Double-glazed green aluminium French doors lead from the living room to a covered terrace overlooking the pool and garden as does a single door from the kitchen.

The living room also has two large double-glazed windows, central heating and air conditioning. The fire provides some heating to the house through recessed chimney pipes around the living room and to the upper floors.

There is a large double bedroom with fitted and walk-in wardrobes and a door onto the covered entrance terrace. The ground floor also has a family bathroom with Jacuzzi/steam shower, toilet and basin.

The fully-tiled staircase leads from the living room to the basement and top two floors. This staircase is fitted with an electric stairlift giving disabled access to the whole house.

The first floor comprises two large double bedrooms and a bathroom with bathtub, shower over, toilet and wash basin. Each bedroom opens onto its own private balcony or terrace and has floor-to-ceiling, built-in wardrobes. There is another north-facing terrace off this landing as well as additional storage facilities.

The second floor comprises a mezzanine double bedroom with ceiling fan and wardrobe again with access to a private west-facing terrace with wonderful sea and mountain views.

The large basement can be used as a garage, store or workshop and has external access down a covered road and internally down the staircase. The basement houses the central heating boiler and oil tank and has electricity and lighting.

EXTERNAL

The villa is situated in a quiet location at the end of a tarmac road although conveniently located for the beach, tavernas and cafes of Maleme and public transport links to Chania and Kissamos.

The walled gardens are on three sides and comprise planted beds with shrubs, flowers and trees including lemon and pomegranate fruit trees. There is an irrigation system for the plants and shrubs.

The rear garden is mainly laid to grass with the pool (11.5m²), a shower and covered terrace area with beautiful country views across the olive groves.

THE AREA

Maleme is a quiet village with a long stretch of beach backed by tavernas, cafes, bars and tourist shops. There is also a supermarket, chemist, butcher and more tavernas and cafes on the coast road which is also on the main bus route between Chania and Kissamos. The busier tourist resort of Platanias, with its sandy beach, shops, tavernas, bars and cafes can be reached

in 10 minutes and the national road junction at Tavronitis is just a 5-minute drive giving access to the south coast, the White Mountains and further destinations including Rethymno and Heraklion. Chania and Kissamos are a 25-minute drive away.

THIS IS AN EXCELLENT OPPORTUNITY TO PURCHASE A VILLA AS AN ESTABLISHED HOLIDAY BUSINESS WITH EOT LICENCE OR AS A PERMANENT HOME.

FEATURES

- Solar panel
- Fully-equipped kitchen
- Stairlift to all floors
- Oil-fired central heating
- Fireplace
- Air conditioning unit in the living room
- Aluminium doors, shutters & windows
- Double glazing throughout
- Several balconies and terraces with sea and mountain views
- Swimming pool
- Walled garden with irrigation system
- Alarm system
- Built-in wardrobes
- Satellite TV
- Internet & telephone
- Furniture & white goods included
- Water tank
- Immersion heater
- EOT licence
- Basement garage/storage
- Private parking

