

2 RENOVATED STONE VILLAS WITH STUNNING SEA & MOUNTAIN VIEWS IN THE HEART OF PLAKA



**REF:
PLAKA ILIOS**



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**PRICED AT:
€385,000**

HOUSE SIZE: 283m²

A unique opportunity to own 2 beautifully renovated stone villas together in the heart of Plaka Village.

With well over 200m² of living space plus courtyards, terraces, basements, outdoor kitchens and lovely gardens.

All enjoying the most stunning Sea and Mountain views across Souda Bay.

No.100—THE 'MAIN' HOUSE

Upper Floor : 27.5 m² Ground Floor: 90.5m²
Upper Terrace: 18 m² Basement: 25 m²

This truly beautiful renovation sits in amongst the traditional winding streets of Old Plaka Village.

Entering from the lane you are immediately struck by the traditional stonework, archways, wood beams, fireplaces and much more.

There is a very spacious open-plan living area with corner stone fireplace, a stunning stone archway leads through to the very bright and airy dining room which in turn flows out to the beautiful gardens and outdoor seating and dining areas.

From this central area steps lead down to the wonderfully authentic kitchen with its wood beams and marble sink. Also set down a few steps from the main area is the lovely main bathroom with a corner bath and stone sink.

Open wooden stairs lead up to the master bedroom, a vast room with wood floors and ceilings and double patio doors leading to the upper covered terrace area, another large living space which makes the most all year round of the amazing views across the Bay. The master bedroom also has an en-suite shower room with corner shower.

External stairs lead from the upper terraces down to the very private and well landscaped gardens, perfect for family get-togethers and with plenty of room to add a small pool or jacuzzi if required.

This villa also has a very large basement and storage area as well as a boiler room.

A hidden (external) passageway connects this villa to the guest house next door.

No.99 – 'THE GUEST HOUSE'

Upper Floor : 67 m² inc mezzanine bedroom

Ground Floor: 25.5 m² inc covered terrace

Basement: 45m²

With its own entrance from the same quiet lane the guest house is a beautiful self-contained villa perfect for family and guests or even as a rental opportunity

The main living space has a spacious living area with a stunning wooden vaulted ceiling and wood burning fireplace. Another lovely stone arch leads to the fully-fitted kitchen with pantry and breakfast area.

Off the living space is a very well finished shower room which also houses a utility area.

Steps then lead up to the mezzanine double bed which overlooks the whole living area.

At the rear of this villa there is a really lovely stone terrace and covered seating area. Access leads from here back down a floor and a hidden surprise of yet another beautiful, private courtyard with a traditional summer kitchen and serving hatch!



This lovely outdoor area can easily be shared between the family at both villas as it connects back to the passageway between the two properties.

Also on this level is a further very large basement area and more outdoor storage rooms.

The many tavernas and shops of Plaka are just a couple of minutes stroll away and the beach resort of Almerida is also situated just down from the villas.

These 2 lovely villas really have to be seen to be fully appreciated, they are packed with traditional features all blended smoothly with modern amenities. They make an ideal full time or holiday home with lots of room for family and friends and could also be used to create a very unique and appealing rental property.

Features

- Air Conditioning
- Oil Fired Central Heating
- Feature fireplaces and wood burning stoves
- Mosquito Nets on all windows and doors
- OTE telephone and internet
- Wood beams and floors throughout
- Beautiful stone detail and archways
- Private gardens with mature trees and plants
- External courtyards, terraces and covered areas
- Summer kitchen
- Large basements and storage areas
- Solar panels, and immersion heaters
- Back up Water Supply Tanks to both houses
- Water systems with pumps and filtration systems
- Furniture and all equipment are open for negotiation

