

WONDERFUL 2-BED VILLA WITH PRIVATE POOL & STUNNING VIEWS IN XAMOUDOHORI



**REF:
YHOC-143**



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**PRICE:
€269,000**

HOUSE SIZE: 78m²

LAND SIZE: 2,000m²

Wonderful 2 bed property with private pool and stunning views for sale, located near the village of Xamoudohori. An amazing opportunity to buy a fantastic villa in a private location in Western Crete.

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

Built to the highest standards, it is well laid out, functional, tastefully decorated with an eye for detail and is extremely well maintained. Its architecture and elegant ambience blend perfectly with the surrounding olive groves.

INTERIOR:

The main entrance is covered and protected. You enter in a split leveled open kitchen/living area.

The spacious and fully equipped L shaped kitchen stretches over 2 walls and offers plenty of cupboard space. The electrical appliances include the washing machine, a dishwasher, a small fridge, and there is a small table and 4 chairs for wining and dining.

A few steps down is the small and cozy living area provided with L shaped built-in benches and a patio door to the pool area. Still on this floor there is a separate WC.

Tiled steps lead to the first floor and the 2 bedrooms each with an adjacent shower room.

The north facing bedroom has a double bed, a triple door built-in wardrobe and the en-suite shower room with a walk in wall-to-wall shower protected with a glass door. A patio door opens to a small balcony with great sea views.

The second room is south facing and comprises of 2 single beds, a similar layout for the shower room and also a small balcony overlooking the garden and the olive grove.

There are reversible air conditioning units in every room, the mosaic tiles in the pool have been replaced, and all the window frames and doors have been replaced with brand new superior quality aluminum frames.

EXTERIOR:

The parking area on the top of the road fits 3 a 4 cars. There is a carport covered with a tiled pergola and from there steps and a stone paved path take you down to the entrance of the house.

A storage room is to be found opposite the entrance door and contains the cleaning items, the lawnmower and garden tools, and other craft materials and reserves.

The entrance door is protected by a covered area while the stone path passes in front of the door leading to the exterior BBQ area with outdoor kitchen and cute sitting corner embedded in a stone wall with niches and a pergola covered with bamboo. The kitchen is equipped with a sink, some storage cupboards and a fridge, and it closes with a roller shutter. The lemon tree next to the sitting corner provides extra shade.

The 30m² infinity pool is 30m² with a depth from 1m10 to 1m20. It has recently been retiled with mosaic tiles by the current owners and enjoys an unobstructed sea view. The stone pavement around the pool is spacious enough to comfortably install sun beds and umbrellas for the ultimate relaxation. There is also an exterior shower near the pool.

A stone wall to the right side of the pool guarantees total privacy from the neighboring houses as it is not overlooked in any way. A few steps lead underneath the pool to the spacious pool room.

The wrap around garden is terraced and offers plenty of bushes, aromatic plants, trees and a lawn bordered with a variety of flowers – all of it fully irrigated with an automatic watering

system on a timer and divided in 12 zones. The trees include lemon, peach, apricot, banana, fig, orange, mulberry and many more.

The adjacent plot has 30 productive olive trees producing their own top quality olive oil.

THE AREA:

Just a couple of minutes walking is the lovely village of Xamoudohori, a typical traditional Cretan village with a kafeneon in the village square. The perfect place to meet the very friendly village locals!

A little further down the road, just a 5-minute drive away, is the more lively, larger village of Maleme, providing many amenities including a supermarket, pharmacy, bakery, restaurants, local transport links, shops, a vet, and more. The beach of Maleme is quiet and there are many tavernas and bars along the seafront.

The environment is peaceful and green, and it is ideally located with the beach and amenities just a couple of minutes away by car - Chania is a 25 minute drive

This property in the typical Greek white – blue colors comes fully furnished, is actually an established rental business with a substantial yearly income but can be used as a holiday home or to spend longer periods with friends and family.

A truly unique property which “ticks all the boxes”!!!



FEATURES

- Air conditioning units throughout
- Fully equipped kitchen
- Satellite TV
- Reserve water tank
- Built in wardrobes
- Telephone landline and broadband Internet
- Fully furnished
- Blue aluminum shutters and double glazed windows with fly screens
- Entrance security door with 5 pins
- Electrical appliances including washing machine and dishwasher
- Covered carport and parking
- Outdoor kitchen and BBQ
- 30 m2 private swimming pool
- Garden shed and additional storage room
- Completely landscaped garden with watering system
- Alarm system
- Walled and fenced plot
- 30 productive olive trees
- Established rental business

