

IMPRESSIVE 3-BED VILLA WITH PANORAMIC SEA VIEWS IN MEGALA CHORAFIA



**REF:
CEF-002**



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**PRICE:
€725,000**

HOUSE SIZE: 232m²

LAND SIZE: 996m²

MEGALA CHORAFIA

In an amazing location, with unobstructed views to the Gulf of Souda, a 3-level detached house for sale with a total area of 232 m², excellent construction, within a private and fenced plot of 996,74 m².

INTERIOR

On the ground floor which has an area of 75,44m², the villa features a very spacious sitting area - dining room - fully equipped kitchen, 1 WC and very large terrace with incredible sea views.

On the first floor, with an area of 54.59m², the house consists of a master bedroom with en - suite bathroom with shower, 1 extra bedroom, the main bathroom with Jacuzzi and a closed terrace with panoramic views.

On the lower level, which communicates with the main house via a comfortable staircase, there is an independent entrance from the pool area, giving access to an independent apartment with an area of 101,70m².

The apartment has a very large open plan space with living room with fireplace - dining room and kitchen, a large bedroom and 1 bathroom with shower.

EXTERIOR

From this apartment, there is direct access to the lush garden of the villa, the BBQ area and of course the private pool which has an area of 58m² and operates with sea water.

The villa has air conditioning in every room, solar water heater, and independent under floor heating system with heat pump and photovoltaic system with a decent annual income.

THE AREA

Situated at the foothill of the Malaxa Mountain, Megala Horafia itself has a mini market and several restaurants. It is only a 10 minute drive to the village of Kalyves, with its comprehensive shopping facilities and tavernas to suit every purse. The cosmopolitan and cultural town of Chania is a fifteen minute drive east and has an enchanting Venetian harbor, atmospheric Old Town and contemporary stores for retail therapy!

The archeological site of Aptera is close by, where the ruins of the Monastery of St John the Baptist are located as well as other sites of historical significance including Turkish fortresses. The area enjoys a serene ambience belying its awesome history.

FEATURES

- Storage room
- Air Conditioning
- Solar panel
- Security door
- Swimming pool
- Internet Line
- Fireplace
- CCTV
- BBQ
- Fly screens
- Jacuzzi

