

# LOVELY 2-BED RENOVATED VILLAGE HOME WITH WRAP AROUND GARDEN IN KALIDONIA



**REF:  
YHOC-101**



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**PRICE:  
€130,000**

**HOUSE SIZE: 72m<sup>2</sup> + 18m<sup>2</sup>**

**LAND SIZE: 578m<sup>2</sup>**

**Cozy 2-bedroom village house with lovely gardens planted with fruit and olive trees, set in the rural village of Kalidonia.**

**This property is located within the charming small village, in a very peaceful environment, close to Kolimbari and its numerous amenities!**

Built in 1973 and renovated in 2019, this village house comes fully furnished and ready to move into!

### **INTERIOR:**

A large door with milky glass leads to an open plan kitchen/living room with plenty of windows providing lots of light. In the living room there is a wood burner installed.

On the left hand are the two spacious double bedrooms with windows to the lovely surrounding gardens and fitted with free standing wardrobes.

The fully equipped kitchen is painted in white and blue colors maintaining its vintage style. Here there is a door leading to a covered veranda and the back garden. The kitchen has recently been extended and a new extractor fan has been installed.

At the end of the hallway is the WC with a shower room.

The current owners have recently replaced and insulated the roof and installed new interior ceilings.

The property also profits of extra building allowance of a total of 240m<sup>2</sup>, giving the new owner the possibility to extend the house.

### **EXTERIOR:**

The garden area is fully-fenced and iron gates open to a flat concrete covered parking which fits two cars.

At the front of the house is a lovely stone paved veranda under a wooden pergola, surrounded by luscious vegetation and shrubs along with big mulberry trees and a grapevine wrapping around the sitting area.

In the back yard one will find a beautiful garden filled with flowering shrubs, olive and lemon trees and many more.

There are several 'hidden' corners where one can enjoy serenity under the trees.

There is also a bougainvillea covered pergola to sit under the sunny summer months.

Under the house there is a good sized room of 18m<sup>2</sup> which is used for extra storage space. There is also room to build a swimming pool if wanted.

### **THE AREA:**

The traditional Cretan village square has two kafeneons and a mini market. Kalidonia is in a central location with easy access to the national highway. Chania is a 25-minute drive, Souda port 35 minutes and Chania airport 45 minutes.

In Kolimbari, which is located within a 5-minutes drive, there are various shops, services and a harbour, several restaurants specializing in local fish and a beach. A short distance away is the beautiful beach of Ravdoucha and the Rodopou peninsula. The busy town of Kastelli is only a 15-minute drive from the property.

**A lovely village house in a very quiet location and yet not far from a larger town.**



## FEATURES:

- Immersion heater
- Fully equipped kitchen
- Covered parking
- Fully equipped kitchen
- Free standing wardrobes
- Wood burner
- Handmade fly screens
- Water tank
- Fully fenced
- Landscaped garden
- Watering system
- Furniture included
- White goods
- Wooden ceilings
- Extra storage space
- Extra building allowance

