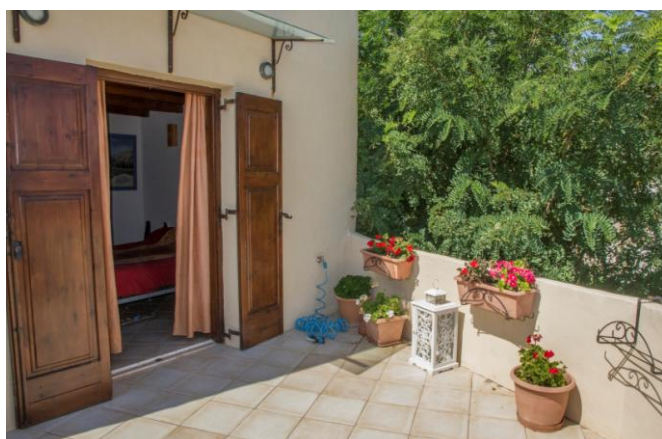


# LOVELY 1-BED VILLA TASTEFULLY RENOVATED IN THE HEART OF PATIMA VILLAGE



**REF:  
YHOC-206**



Miette Lauwers  
Tel: (00 30) 6947 374 736  
info@yourhomeoncrete.com  
www.yourhomeoncrete.com

**PRICE:  
€95,000**

## **HOUSE SIZE: 84m<sup>2</sup>**

**This wonderfully unique villa is nearly 200 years old.**

**This is a rare opportunity to own a fully renovated village house – with all its original features including a unique stone built fire place.**

This charming villa has been tastefully renovated by the current owners. It sits in the heart of the traditional village of Patima less than 10 minutes from the beach of Kavros.

Built around 1850 but completely renovated in 2005 with high quality materials and eye for detail, this detached house offers plenty of possibilities.

Character and charm combined with all modern comforts, the best of all worlds.

### **INTERIOR**

This fabulous renovation has been lovingly undertaken by the current owners, a Greek - French couple. The house used to be a kafeneion.

The high wooden entrance door opens in the 40m<sup>2</sup> living room with the kitchen a few steps lower. This area used to be the village "kafeneon" with the original hand sculptured stone fireplace and the stone niche where they used to store the water. There is a separate WC on this floor.

Wooden spiral stairs lead to the first floor double bedroom with wooden beamed ceilings and a triple door freestanding wardrobe. A large double patio door opens to an open balcony with sea view and outdoor furniture – this is the "breakfast balcony". This floor also comprises a bathroom with a corner bathtub and mosaic tiled walls. A small detail but not to be underestimated: the shutters close from the interior as they cannot be reached from outside.

Another flight of spiral stairs lead to the loft area with beamed wooden ceilings and lots of storage cupboards and currently used as an office.

The property comes nearly fully furnished, ready to move in and has many craftsman-built hardwood items. It has been renovated with taste and an eye for detail. Niches and original features can be found throughout and it has been furnished with style, in keeping with the character of the property.

## **EXTERIOR**

A big tree providing shade is to be found next to the entrance of the house with a small sitting corner under the tree, build from an old millstone.

This superb village house offers all comforts with an amazingly functional interior and built with the highest quality materials. It could function as a home away from home or as a holiday home with rental potential.

This amazing property built on a solid rock should be viewed to be fully appreciated.

## **THE AREA**

The property sits in the center of the village near to the small church; this is where the cars park as the access to the village is only by foot. Only 9 habitants live in the village which is obviously peaceful and quiet.

Patima is a listed traditional settlement located less than 10 minutes by car from the long sandy beach of Kavros.

A tavern can be found in Kastellos which is about 1 km from there (restaurant Maria). There are plenty of opportunities for splendid walks around the area which is surrounded by forests of "koumara" or strawberry trees. This tree is well known for its fruit which bears resemblance to the strawberry.

For amenities the village of Kavros is 9 km away and offers numerous shops, tavernas, restaurants, bars, supermarket etc.



**Kavros is a small village between Georgioupolis and Rethymnon, which has become a holiday resort in the recent years, with a long sandy beach, a variety of shops such as supermarkets, restaurants, clothes shops, bars etc.**

**Further amenities can be found in Georgioupolis or Rethymno just 15 minutes away.**

## **FEATURES**

- Immersion heater
- Telephone and Internet
- Fully equipped kitchen
- Electrical appliances
- Wooden doors and shutters
- Built in wardrobes
- Most of the furniture included
- Beamed ceilings
- Infrared heating system
- Fireplace

