

TRADITIONAL STONE HOUSES WITH COURTYARD IN THE HEART OF PLAKA



**REF:
CCI-031**



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**PRICE:
€295,000**

HOUSE SIZE: 175,51m²

LAND SIZE: 458 m²

Rare opportunity to purchase 2 houses together with land in the heart of the original part of the popular village on Plaka.

The property is situated in a quiet lane, just a few metres away from the central square. This property is a rare find. It is ideal for permanent living and to be able to host lots of friends, for an attractive holiday let or also for 2 families who would like to buy a property together. There is easy parking in front of the houses on a small square.

Main house

The main house is designed in a split level 'L-Shape'. The main entrance door is at the left side. Via a few steps you will enter the cozy living room with double height ceilings making it very spacious. A wooden staircase leads to a mezzanine floor with an enclosed bedroom. The bedroom is in a good size, with original wooden floor and is very bright. Back to the living room, a few steps further down lead to the bathroom and the dining area, which has space for a table for 6-8 people. To the right of the dining area is the kitchen, a patio door opens to the courtyard which provides an outdoor dining space. Next to the kitchen there is a pantry room and a spacious second bedroom with lots of storage. The pantry room could be easily turned into a second bathroom. At the far side of the courtyard there is a storage room.

Small house

The second house is completely independent from the main house, across the courtyard garden and comes with its own ownership title. It has its own entrance but can also be connected to the main house across the courtyard to create a bigger central house. Entering the second house from the little village square you will find yourself in a small but cute little courtyard. The main entrance door leads you directly into the kitchen. Through the kitchen is the living room, the bathroom is

to the side and a mezzanine floor, which is used as a bedroom. There are high open ceilings all the way through so to construct further mezzanine floors could be an option. Behind the living room there is a tiny bit of garden, which would be made beautiful with plants and flowers.

EXTERIOR

Coming through the central gate there is a surprisingly large garden surrounded by high trees, planted with vegetables and a few fruit trees like olive, banana, lemon and loquat trees. There is space to add a pool, larger entertainment area or to add further planting for the green fingered amongst you. Turning to the right through a small alleyway is a picturesque courtyard full of flourishing plants and opportunities to sit and rest.

Key Features

- Central heating oil fired (main house)
- Solar panel (shared between both houses)
- Original features
- Internet and landline via Cosmote
- Furnished
- Traditional style windows
- Parking at the small square in front of the house, it is also possible to take part of the garden for parking
- **Main house size:** with mezzanine bedroom 112.77 plus 12.84 storage room. Storage room has separate entrance and could be a separate studio – lot size: 366.75 sqm
- **Small house size:** 49.90sqm plus sleeping platform and small bathroom – lot size: 91.54sqm
- The houses can be purchased together and separately:

The houses can be purchased together, or separately:

- **Main house price: €295.000**
- **Small house price: €95.000**

THE AREA

The picturesque village of Plaka offers stunning views of the crystal clear waters of Souda Bay and Almirida Beach. Just a short drive from Chania Town and the Chania International Airport, this charming village is nestled in the lush and verdant Apokoronas area of Crete. Within one minute walk you are at the buzzing square of Plaka. The beach of Almyrida is about 10 walking minutes away.

Plaka's convenient location within the Chania region makes it easily accessible from both the Chania and Heraklion airports.

With a driving time of just 43 minutes from Chania Airport and 1 hour and 51 minutes from Heraklion Airport.

FEATURES

- Solar panel
- Furnished
- Parking space
- Storage room
- Beamed ceilings
- Courtyard
- Stone house
- A/C
- Wooden frames
- Fitted wardrobes
- Central heating

