

SPACIOUS 4-BED VILLA WITH UNOBSTRUCTED SEA VIEWS IN PLATANIAS



**REF:
CEF-005**



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**PRICE:
€700,000**

HOUSE SIZE: 283m²

LAND SIZE: 2,110m²

PLATANIAS

In a very beautiful area, with magnificent and unobstructed sea views, for sale, detached house of unique construction, with a total area of 238,13m², within a private and fenced plot of 2.110,59m².

INTERIOR

The house is developed on **three levels**.

The main entrance of the house is on the ground floor, which is 85 m² plus semi-outdoor space of 23,2m² and features a spacious open plan space with sitting area – dining area and kitchen with built-in appliances, 1 large bedroom, 1 bathroom and large terraces.

On the first floor, with a total area 67,13m², it has a wonderful interior patio, 3 bedrooms (one of them on a different level) – cloakroom, 1 bathroom and large terraces.

On the semi-basement level, with a total area of 108 m², it has a storage room and the rest of this area about 90m² can be arranged into a spacious independent apartment (as it has an independent entrance) with 2 bedrooms and 1 bathroom and used as a guest's area.

All areas of the main house benefit from an under floor heating system with a heat pump, it also has solar water heater and an alarm system. The natural light of all levels is very good. The external frames are made of aluminum with double glazing. The floors are tiled. Outside, the house is surrounded by a wonderful courtyard to enjoy moments of relaxation.

EXTERIOR

In the garden there are many ornamental plants, about 50 olive trees and many other fruit trees. There is enough space for the creation of a swimming pool.

It is the most suitable for urban but also for tourist exploitation due to its location and view which is unobstructed from all levels.

THE AREA

Platanias is a bustling seaside town where a raucous main strip splits the town in half. To the north there's a long beach lined with bars and hotels, while to the south there's a charming old town climbing up the surrounding hillside. And along the main street itself you've got late-night bars and the most popular nightclubs on the island.

The beach is a beautiful strand of golden sand, and there are many nice little beach bars, restaurants, snack places, and terraces to sit and enjoy the sun all along its length. It is a favorite of young people but it also attracts large numbers of families with children. In short, there is something for everyone at Platanias. It has some of the most popular night clubs in Crete, which line the main street of the village, running parallel to the sea.

Platanias is not only a popular tourist destination, many locals live there too and it offers plenty of amenities all year round like shops, supermarket, bank, post, bakery, taverns, cafeterias, police stations, school etc. - a bustling center full of activity and entertainment..

Chania, a bustling, fascinating medieval city is only 20 minutes away. A little further, about 45 minutes' drive, is Falassarna Beach. This is one of Europe's top 10 beaches, and comes with a vast swathe of sand, crystal-clear blue water and a mountain backdrop. Chania International Airport is about 40 minutes by car.

FEATURES

- Storage room
- Solar panel
- Security Door
- Alarm System
- Internet
- Furnished
- Mature garden with fruit trees
- Double glazing
- Night current
- Fly screens

