

LOVELY 3-BED VILLA WITH PRIVATE POOL AND LANDSCAPED GARDENS IN XIROKAMBI



**REF:
YHOC-203**



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**PRICE:
€415,000**

HOUSE SIZE: 99m²

LAND SIZE: 800m²

Lovely 3-bedroom villa with private pool and landscaped gardens, overlooking the Aegean Sea and amazing sunsets.

Located in the traditional village of Xirokambi in a peaceful spot amongst the olive groves.

This villa is dressed in the traditional Greek blue and white colours and is ready to move in to.

INTERIOR

The main entrance is located on the ground floor and opens into a light and airy open-plan kitchen/living room.

To the right of the entrance is a fully tiled shower room with an open shower, and a double bedroom with French doors opening onto a covered terrace surrounded by greenery. This bedroom is equipped with a free-standing double wardrobe, a ceiling fan and a reversible air-con unit.

To the left is the U-shaped fully equipped kitchen with plenty of blue colored cupboards for storage, a fitted stainless-steel dishwasher, an electric cooker and a boxed-in fridge/freezer. The living area has high ceilings with six small windows above providing a constant flux of light throughout.

An under stairs utility room houses the washing machine and provides extra storage space.

French doors open from the living area onto a tiled, covered balcony with further steps down to the swimming pool area.

A tiled staircase leads to the upper floor which consists of a spacious hall, two double bedrooms and a full bathroom. The guest bedroom has a pergola-covered balcony and a bathroom with a bathtub which is also accessed from the other bedroom.

The hall is spacious enough to install a corner desk if one wanted to which overlooks the living room.

The master bedroom, with a west-facing balcony, enjoys wonderful rural and sea views to the Aegean Sea. The perfect spot to enjoy the stunning colourful sunsets.

All three bedrooms are equipped with reversible air-conditioning units and a ceiling fan. The house is equipped with a central heating system, but the actual owners have removed the boiler and petrol tank because there is now a wood burner in the living room.

EXTERIOR

At the top of the road (the entrance to the plot) there is private parking fitting two cars and is along the main road to the village. A pergola covered with a rich bougainvillea and jasmine stretches over half of the parking. The access to the entrance of the house is via stone-paved steps, as the house is located lower than the road. A small iron gate gives access to the garden and to the left the actual owners have built a small pergola covered with a vine and with outdoor furniture, a perfect place to enjoy the amazing sunset views over the valley while enjoying a glass of wine.

The steps wind down the landscaped lush garden to the entrance of the house. The path is bordered with numerous fruit trees including pomegranate, grapefruit, fig, orange, tangerine, an olive tree and plenty more. A variety of flowers, fruit trees and shrubs make this a small tropical paradise.

There are several well-chosen sitting corners, each enjoying its' own privacy and serenity.

There is direct access from the living room to the pool area. A comfy covered L shaped veranda guarantees shade during the hot summer days. This veranda easily fits a dining table and chairs to enjoy the beautiful outdoors.

Tiled steps secured with a banister lead to the swimming pool which is surrounded by a stone paved terrace to fit sunbeds and umbrellas. This entire area is beautifully surrounded by flowers and olive trees.

The pool has large roman steps to facilitate the access and there is also an exterior shower.

Under the terrace there is a useful storage room/man cave perfect for the storage of the outdoor furniture and tools.

From the pool another graveled path winds down to the bottom of the plot and the spice garden.

The amazing views extend all the way to Rodopou peninsula.

THE AREA

Xirokambi is a sleepy village located 3 km from the coastal road and the sea. An tarmacked road winds through the olive groves up to the village which is located just a short 5-minute drive from the larger village of Maleme where one can find amenities including supermarket, pharmacy, gas station, local transport links, tavernas and cafes as well as a tranquil beach.

The pebbly beach of Pirogos is the closest one and a few good taverns are to be found during the summertime. This beach is not touristy and lots of Careta turtles lay their eggs on the beach.

The famous beach resort of Platanias is a 10-minute drive and offers numerous beach activities and a livelier, more cosmopolitan atmosphere.

There is a Synka supermarket in Maleme down the road, and in Gerani one can find basic groceries like a butcher, bakery, a few mini markets, taverns and even a hairdresser.

Chania town is just a 25-minute drive and the airport is 40 minutes away.

The villa has excellent rental potential and could provide the owners with a substantial annual income. Or it could be used for all year living as it is completely equipped for it.

It is in immaculate condition and ready to move in. An absolute must-see!!

FEATURES

- Solar panels
- Air conditioning and ceiling fans in all three bedrooms
- Fully-equipped kitchen
- Electrical appliances
- Wardrobes
- Reserve water tank
- Central heating radiators
- Wood burner
- Blue aluminium window frames and shutters
- Double-glazed windows
- Immersion heater
- Landscaped gardens with irrigation system
- Telephone/Internet connection
- Not furnished
- Storage room
- Private parking

