

# 4 BEDROOM VILLA IN SELLIA



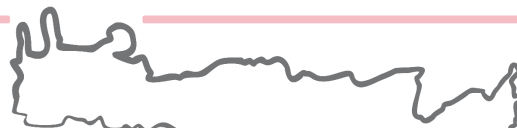
**This wonderfully unique four bedroom villa offers a rare opportunity to own a beautiful village house.**

**With many traditional village house features blended with excellent design and high quality fixtures and fittings.**



**At the great price of just  
€295,000**

**DREAMCATCHERS**



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**REF DC-674**

**MAIN HOUSE SIZE: 120 M<sup>2</sup>**

**BASEMENT AND GARAGE SIZE: approx. 100 M<sup>2</sup>**

**PLOT SIZE: 1500 M<sup>2</sup>**

### **SUMMARY:**

This substantial and modernised home overlooks the unique forests of the Apokoronas. From the balconies there are panoramic views of the whole Peninsula — and beyond to Chania, Reythmno and across to the White Mountains.

The villa sits on a large private plot with its own entrance with external parking plus a garage. The plot is cleverly tiered and provides secluded seating areas, rose and herb gardens and shady courtyards as well as lots of space for landscaping and the addition of a private pool if required.

The villa has an extensive basement, garage, and storage areas as well as separate boiler room and workshop.

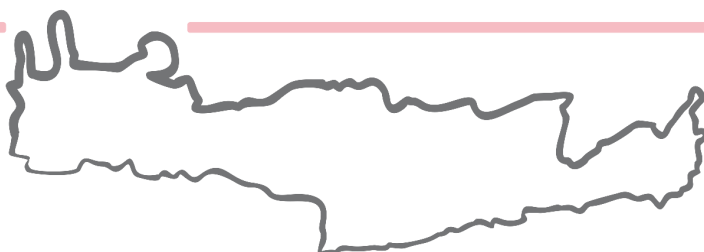
Sellia is a small, traditional and friendly Greek village with local village houses mixed with a minimal cluster of apartments - 'Strofillia' - tastefully restored from traditional stone buildings, by a family that produce quality local wines.



The old upper village - that leads beyond the church to the highest forested hill in the area - is quaint and unchanged.

Whilst being within easy reach of commercial and beach resort venues - such as Vamos, Kalives and Chania to one side and Georgiopolis and Reythmno to the other - Sellia remains a peaceful and undeveloped natural environment.

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**SUMMARY CONT:**

This well planned villa is actually set across 2 levels which can be accessed both externally and via an internal staircase making the villa perfect for large families, friends and even for holiday rental potential.

The ground floor consists of a spacious living and dining area plus a separate fully fitted kitchen through a pretty archway.



The cosy living space has wooden ceilings and a feature wood burning fireplace. Patio doors lead from here to a large covered terrace area.

Also on this floor , there are 2 double bedrooms—currently used as an office and craft room along with a large bathroom with full bath and shower.

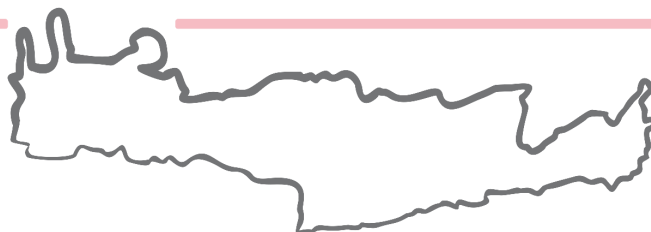
An open wooden staircase leads to the upper floor which is a vast, beautifully designed living space with high vaulted ceiling and sliding glass doors flowing out to the upper terrace and its amazing panoramic views



There are a further 2 double bedrooms here including the master bedroom with pitched wood ceilings plus a bathroom with Jacuzzi bath. There is also a separate utility room.

All 4 bedrooms have patio doors leading to side balconies overlooking the gardens.

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## FEATURES

- Under floor and oil fired Central Heating
  - Fully fitted kitchen with appliances
- Separate utility room with appliances
  - Fitted wardrobes
- Double Solar panel and water tanks
  - Vaulted wooden ceilings
- OTE Telephone and Internet connection
  - Wood burning stove
  - Room for private pool
- Large garage and parking areas.
- Large basement and workshop area
- Masses of internal and external storage areas



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