

3 BEDROOM VILLA IN XIROSTERNI



**NOW JUST
€299,000**

This lovely, traditional 3 bedroom villa sits on a large plot sat amongst beautiful forestry land — near Xirosterni and Gavalohori villages.

It has very nicely landscaped gardens, a large private pool and terraces and is very well maintained.

This property holds a full EOT licence and is perfect as either a holiday rental villa or full time family home and is very convenient for the resort of Almyrida.



DREAMCATCHERS



REF:DC—668

The Bridge, Almyrida, Crete.
TEL: +30 28250 32625 or 6944
843564
www.dreamcatchers-crete.com
info@dreamcatchers-crete.com

Villa Size: TBC M²

Plot Size: TBC M²

Pool Size: 35M²

SUMMARY:

This beautiful house completed in 2003/4 is set in a very secluded location amongst the Olive and Pine trees with great views of the White Mountains.

The villa has been well designed in all areas — to make the most of the views and privacy. It sits on a large private plot with private pool. The gated plot has a driveway directly from the tarmac road — with plenty of parking space and lovely gardens

Inside the villa, there is a traditional feel with some lovely features such as rich, dark woodwork and a wood burning stove.

The ground floor has a large open plan kitchen, dining and living area. The fully fitted kitchen comes with all appliances. There is also a spacious dining area — with a wood burning stove and its own terrace.

Also on this level, there is a twin bedroom with en-suite WC and a separate fully tiled shower room. The villa also has plenty of internal storage space

Patio doors from the living area flow out to the vast covered side terrace, outdoor dining area, BBQ and the raised pool and sun terrace area.

On the upper floor a spacious landing leads to the further 2 double bedrooms and the main bathroom with full bath and separate shower cubicle .

The bedrooms share a further large covered terrace with amazing views to the mountains.

The villa has plenty of outdoor seating areas including a pretty vine covered pergola plus a built in BBQ area and outdoor shower. There are 14 olive trees and a couple of citrus trees.

The villa currently holds an EOT licence plus all safety equipment for holiday rental and runs as a successful business

DREAMCATCHERS

REF:DC—668



The Bridge, Almyrida, Crete.
TEL: +30 28250 32625 or 6944
843564
www.dreamcatchers-crete.com
info@dreamcatchers-crete.com

FEATURES:

- Air conditioning plus ceiling fans
 - All furniture items included
 - All fixtures and fittings
- Pipes for Central Heating and wood burner
- Fully fitted Kitchen with appliances including dishwasher & washing machine.
 - Fitted wardrobes
- Solar Panel, water tanks and immersion heater
- Double glazed wooden doors and windows throughout
 - External covered terraces
- Mature Olive and Citrus trees with irrigation
 - Stone built BBQ and outdoor shower
 - Satellite Internet
- Gated plot with off road parking
- Full EOT licence plus all rental equipment



DREAMCATCHERS



REF:DC—668

The Bridge, Almyrida, Crete.
TEL: +30 28250 32625 or 6944
843564
www.dreamcatchers-crete.com
info@dreamcatchers-crete.com