

RENOVATED STONE VILLAS in XIROSTERNI



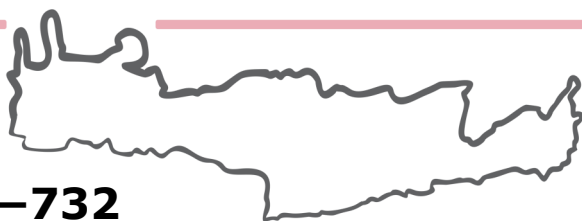
**Well Priced at
€395,000**

This is a wonderfully unique property consisting of 3 separate houses. It offers a rare opportunity to own a fully renovated village house with all its original features including archways, courtyards and a mezzanine bedroom.

There are 3 bedrooms including separate guest accommodation, a roof terrace with panoramic views and a large, additional house ready for further renovation into a potential 2 bedroom, self contained property—making this a great investment.

DREAMCATCHERS

REF:DC—732



The Bridge, Almyrida, Crete.
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Main House Size: 165 M² Guest House: 46 M²
Additional property for renovation: 59 M²
Plot Size: 343 M²

SUMMARY:

This fabulous renovation was once the old 'Kafenion' of Xirosterni village . It has now been lovingly restored by the owners since they purchased it in 2000. It sits on a good sized private plot and is perfect as either a large family home or for the ever growing Greek rental market as a unique holiday home.

Sat in the heart of the village, the villa has a traditional entrance called the 'Stoa' with wood beamed ceiling, stone archway and wooden doors along with the outdoor 'fournos' or bread oven for cooking. There is a large central, paved courtyard - the most idyllic place to sit and relax under the grapevines.



Beautiful features such as old stone sinks and pots create lovely planting areas for the mature plants and flowers. The courtyard also has the original 'built in' stone BBQ area.

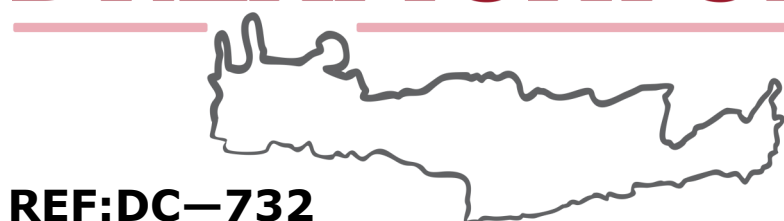
There are also several other 'seating and dining areas' plus spiral stairs leading to the roof terrace which enjoys Panoramic views of both the sea and the spectacular White Mountains.



Across the courtyard is the 'guest room'. A self contained living space with an original kitchen, oven and wood burning stove, wooden ceilings and air conditioning.

Across the further 'sunken' courtyard is another building ready for renovation with a large bedroom, living area, and kitchen with original stone sink and ovens. A 2nd bedroom can be created easily on an additional floor. This could be for extra friends or family accommodation or, since it has its own entrance to the street, even rented out separately.

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HOUSE SIZE: 118 M²

PLOT SIZE: 370 M²

SUMMARY:

Venetian doors lead to the 'main' villa which is extremely spacious and uniquely laid out

A light and airy living and dining area is very spacious and the whole living space has vast vaulted wood beamed ceilings.

A stone archway leads to a 2nd 'cosy' sitting area with its own fireplace and wood burning stove.

Also here there is a good sized shower room and separate utility area with washing machine. This area has its own external entrance door. Also on this level is a good sized double bedroom with wood ceilings.



Small steps lead to the split level kitchen area. The kitchen is nicely finished and fully fitted and equipped.

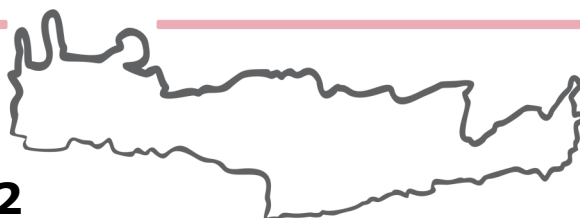
Wooden stairs lead to the wooden mezzanine' level which has a study/ sitting / music room area. There is also a separate spacious dressing room with its own glass atrium in the roof which floods the area with natural light.



There is a large master bedroom with wooden floors and ceilings and a very large bathroom with full bath and separate shower cubicle.

This completely unique villa really must be seen to be appreciated. The owners have poured care and attention to detail into the renovation whilst the large and spacious areas allow further room for renovation and refurbishment to the buyers tastes.

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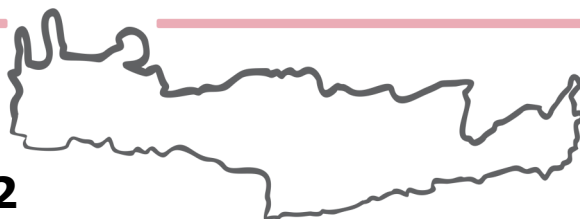
FEATURES:

- Central heating and towel rails.
 - Air conditioning
 - Double solar panel
 - Water tank and pump
- Telephone and internet connection
- Fireplace and wood burning stoves
- Fully fitted kitchen with appliances
 - Parking area
- Roof terrace with Panoramic views
 - Wood beamed ceilings
 - Wooden and stone floors
 - Stone archways
- Private courtyards and BBQ area



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