

3 BED VILLA & POOL IN KEFALAS



This lovely 3 bedroom villa with a private pool sits on a beautifully landscaped plot overlooking the sea.

Priced at
€320,000



This very attractive villa sits in the heart of the traditional village of Kefalas. It has many beautiful terraces and gardens and an extensive covered outdoor kitchen and dining areas. With a self contained guest apartment this villa is perfect for large families or as a rental investment

DREAMCATCHERS

REF: DC-728



The Bridge, Almyrida, Crete.
TEL: +30 28250 32625 or 6944 843564

www.dreamcatchers-crete.com
info@dreamcatchers-crete.com

House Size: 146 M²

Plot Size: 600 M²

Pool Size: 34M²

This 146M², 3 bed villa was completed in 2005 and has been well maintained and cared for since. It sits on a lovely plot with amazing views. The villa has traditional touches of external stone and woodwork and yet has a clean, modern finish throughout.

The tiered gardens surrounding the villa are beautifully landscaped with masses of space for external seating and sunbathing



Entering through a pretty, covered gate and through the secluded rear garden, the main floor of the villa has a fabulous open plan kitchen living and dining area.

The fully fitted kitchen is finished in warm wood colours and has all fitted appliances. Large patio doors lead the front covered terrace with pretty archways. This is the perfect spot to sit back, relax and enjoy the views across the pool and the gardens to the sea.



Also on this level is a fully tiled shower room with additional storage space.

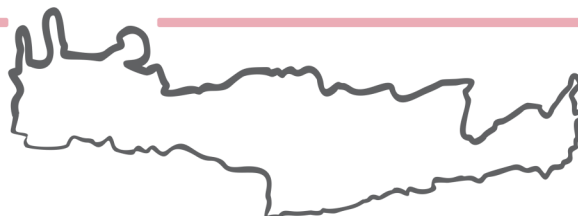
The upper floor has a spacious landing with its own rear patio area and two good sized double bedrooms - both with patio doors leading to the sun filled upper terrace.

Fully fitted with opening glass, this room is great for both the summer and with a wood burning stove for warm winter evenings.

There is also a beautifully tiled family bathroom with full bathtub, shower and vanity unit.

DREAMCATCHERS

REF: DC-728



House Size: 146 M²

Plot Size: 600 M²

Pool Size: 34 M²

The lower floor of the villa is a very spacious self contained apartment with an open plan living, kitchen and dining area plus a double bed and a fully tiled shower room. This space is perfect for family and friends.

Also on this level, there is a separate store room and pantry and a technical room with boilers, tanks etc

The outside of the villa is just as special with a private pool and surrounding terraces. Leading from here is the covered outdoor kitchen with a BBQ, pizza and bread oven, sinks, worktops, storage and of course a spacious dining area overlooking the sea.

Further steps lead from here to the lower garden. An oasis of fruit trees, mature plants and flowers and pretty hidden seating areas.

Also here is a very practical stone shed and a further gated space for off road parking

This villa is extremely well designed throughout. It is perfect for both summer and winter living. The spacious internal areas, guest apartment and outdoor space offer lots of options for both family use and for holiday rental.



DREAMCATCHERS



REF: DC-728

FEATURES:

- Private salt water swimming pool
 - All fixtures and fittings
 - Air conditioning throughout
 - Central heating throughout
 - Wood burning stove
- Fully fitted kitchen with high quality Miele appliances
 - Aluminium doors and windows with fly screens
 - Fitted wardrobes
 - Solar panel and water tanks
- Fitted wardrobes and extra storage
 - Guest apartment
- External terraces with 'Tenta' blinds
- Fully landscaped gardens with irrigation
- OTE phone line and internet throughout
- External summer kitchen and BBQ area
 - Internal and external storage areas
- Covered carport and additional parking area
- 2006 Suzuki Ignis 4 wheel drive included in the sale

Furniture items available by separate negotiation

A beautiful villa with truly great views



DREAMCATCHERS



REF: DC-728