

LOVELY 3 BED VILLA IN PROVARMA



This is a very spacious villa in a quiet location overlooking the beautiful countryside.

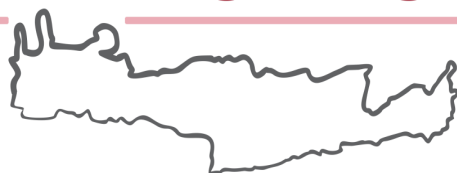
The villa has a high quality finish and is very well equipped. The addition of a large workshop make this a very desirable full time home or it could easily be adapted into a large holiday rental



**NOW JUST
€250,000**

DREAMCATCHERS

REF: DC-698



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SUMMARY

Villa size: 190 M²

PLOT SIZE: 608 M²

WITH an additional Basement/workshop of 157 M²

Total build allowance 240 M²

This Lovely villa sits in the heart of the peaceful village of Provarma.

It is just 6 Kilometres drive from the beautiful sandy beaches of Kalives and Kyani Akti.

The villa is ideally situated for being part of the local Greek community and also for exploring the surrounding countryside. There are riverside walks amongst the orange groves, ancient archeological sites and Byzantine churches—all to be explored and appreciated.

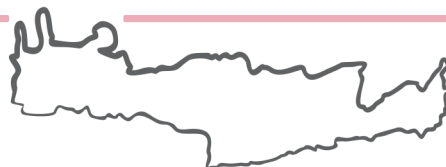
Stylos is just a 10 minute stroll away — where there is a choice of riverside tavernas under the shade of the giant plane trees, along with kafenions and local stores

Provarma has easy access to the highway and other local villages. Nearby villages include Neo Horio and Armenoi — both with good Greek Tavernas and other amenities.

Completed in 2004, the villa sits on a good sized private plot with plenty of room for parking and room to add a private pool if required.



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SUMMARY (Continued)

The interior of the villa is well laid out across 3 floors — with the main living, dining and sleeping areas all on one floor.

The entrance hallway leads into the spacious living area which has a wood burning stove, good sized dining area and an open plan fully fitted kitchen

Patio doors from all areas lead to the outdoor covered balconies and external terraces.

There are 3 very spacious double bedrooms all with their own private balconies.

The 2 bathrooms on this floor are both very nicely finished. The main bathroom has a walk in rainfall shower, vanity units and also houses the washing machine.



Stairs lead to the upper floor which is a beautiful light filled area currently used as a second living area but it could also be used as a further bedroom. There is an additional shower room on this floor with glass shower enclosure.

Large windows and patio doors open on both sides to the very spacious upper terrace with panoramic views of the surrounding countryside.



Back down the staircase and on the lower level is the vast workshop area with its own separate side entrance.

This area also has 2 separate large store rooms and a room housing the boiler and storage tanks.

This property is used as a full time home by the current owners and is very well maintained and equipped with many extras such as full central heating and internet.

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OPTIONS AND ADDITIONAL INFORMATION

- ♦ **The basement can obviously be used (as it is now) as a workshop to support a business—operated from home.**
- ♦ **Alternatively — since there are windows in the basement, along with electricity and water — there are many options available for a future owner**
- ♦ **The 'basement' could be converted in to a gym or a games room.**
- ♦ **The 'basement' could also be converted in to additional separate accommodation for visiting family and friends.**
- ♦ **There is a very large forecourt—for either cars or a boat!**
- ♦ **All utilities are 'in place' and there is lots of space for the installation of a swimming pool in the rear garden.**
- ♦ **All three bedrooms have separate balconies and there are a total of eight balconies at the villa.**
- ♦ **The total area of this villa is effectively 350 square metres. This is a very large living space for a villa being marketed at this price.**

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FEATURES

- Fitted Kitchens with all appliances
- Full Air Conditioning and ceiling fans
- Central heating and wood burning stove
 - Solar panels and Immersion Heater
 - Town water supply
 - Fitted wardrobes
- Fully landscaped, mature gardens
 - Private off road parking
 - Room for private pool
- Aluminium doors and windows with fly screens
- Large workshop and basement storage areas
 - OTE telephone line and internet



Some furniture available by separate negotiation



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