

# LARGE VILLA WITH POOL IN KAMBIA



**This is a spacious 3 bedroom villa sat on the outskirts of the village of Kambia.**

**The property is just a few minutes drive from the popular all year round village of Plaka and the Beach Resort of Almyrida.**

**The villa sits on a good sized, easily maintained private plot with a 50 M<sup>2</sup> infinity pool with sun terraces. There is also a large basement area.**

**The villa has stunning views of the White Mountains and views across to the sea at Souda Bay.**

**Priced at €315,000**

## DREAMCATCHERS

**REF:DC—757**



**The Bridge, Almyrida, Crete.  
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**HOUSE SIZE: 100 M<sup>2</sup>**

**BASEMENT: 66 M<sup>2</sup>**

**PLOT SIZE: 1000 M<sup>2</sup>**

**POOL SIZE: 50 M<sup>2</sup>**

**EXTERNAL TERRACES: 40 M<sup>2</sup>**

## **SUMMARY:**

Completed in 2007, this lovely villa has been well designed as a full time home. The easy maintenance villa and plot also make it ideal as a holiday home or as a rental investment.

The gated plot is fully walled and fenced and has a nice natural landscape of rocks and Olive trees.

The large, private pool is fully tiled with Roman steps. There are spacious terraces for sunbathing.

The separate garage/basement — with electric doors — is very large and great for storage, plus it has an additional utility room and boiler room.



Entering on the ground floor, the hallway leads to 2 good sized double bedrooms with fitted wardrobes, air conditioning and ceiling fans. One room has patio doors leading to a covered terrace and steps to the pool area. The fully tiled shower room has a glass shower cubicle.

The upper floor has a light and airy living space with a wood burning stove and double patio doors leading to both front and side covered terraces. The fully fitted kitchen has attractive cream wood units and all fitted appliances including an American style Fridge freezer.

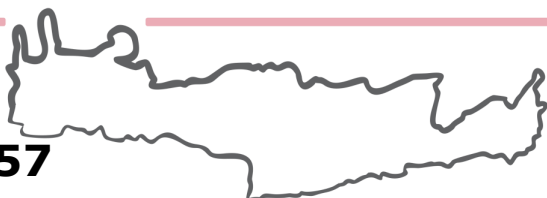
A short hallway leads to the 3rd double bedroom with its own patio and the main bathroom has a great hydrotherapy bath.



Spiral stairs lead up to the roof terrace which has amazing panoramic views. A great place to sit, relax and soak up the surroundings and Cretan sunsets over Souda Bay.

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## FEATURES:

- Air-conditioning and ceiling fans throughout
  - Fully fitted kitchen with appliances
- Central Heating and wood burning stove
  - Satellite Internet
  - Fitted wardrobes
- Double Solar Panel, Water tank and Immersion Heater
  - Aluminium doors and windows
- Many Outdoor terraces and dining areas
  - Hydrotherapy bath
- Basement, Garage and Boiler room
- Utility room with washing machine
- Private driveway and Car parking
  - Fully walled and fenced plot
- 50 M<sup>2</sup> Private infinity pool with Roman steps
  - Roof terrace
- Covered terraces with Tenta blinds



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