

KEFALAS VILLA & POOL—WITH SEA VIEWS



A lovely property with safe, panoramic Sea views, an outdoor kitchen and BBQ. The villa has a private pool and extensive external seating and tiered garden areas.



Sit in a peaceful location on the edge of the traditional village of Kefalas this is a beautifully designed 3 bedroom and 3 bathroom villa which holds a licence for holiday rental and currently operates as a successful business.



Priced at €335,000

DREAMCATCHERS

REF:DC—759



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

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

HOUSE SIZE: 100 M² PLOT SIZE: 960 M²

POOL SIZE: 30 M²

SUMMARY:

Completed in 2007 by the current owners, this lovely villa has been built with attention to detail and has been maintained to a very high standard.

Sat on a good sized private plot, every area enjoys panoramic and safe, sea views.

The plot itself is very well landscaped with tiered levels containing a wide variety of mature plants, trees and flowers. There is also an orchard with fruit and olive trees - plus grapevines.

There is plenty of off road parking and many different outdoor seating and dining areas to enjoy both sun and shade. Pretty light blue pergolas surround the property and the villa has attractive light blue aluminium doors and windows.

The good sized pool sits nicely on the front terrace along with a covered seating area. There is also plenty of terrace area for sunbathing - and an outdoor shower

There is an impressive tile covered outdoor kitchen with a built in BBQ, sink and kitchen units.

Additionally, the villa has an external boiler and storage room.



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SUMMARY:

Entering from a wraparound front terrace with pretty archways, the spacious living area has a built in glass fronted fireplace. Patio doors to the front covered terrace make this a light and airy living space.

There is an open plan fully fitted kitchen finished in light wood with all appliances and a good sized dining area with separate entrance.



Also on this floor, there is a double bedroom with patio doors to the side terraces and bathroom with a large walk in shower and vanity units which also houses the washing machine

On the upper floor there are 2 further double bedrooms both with patio doors leading out to the extensive upper terraces overlooking the pool, gardens and the sea.

There is a further bathroom on this floor with a full bath and shower and vanity units.



The villa is very well furnished and equipped throughout and can be used for both holiday rental investment and of course for great family holidays.

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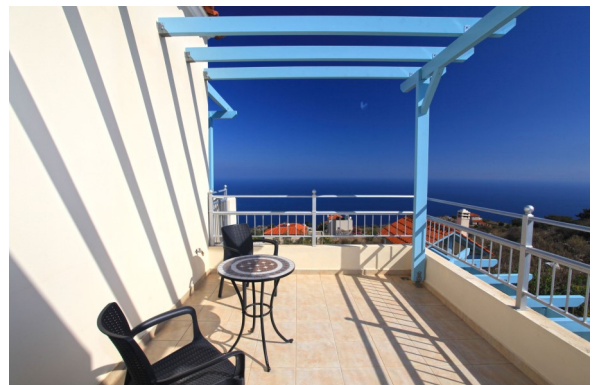


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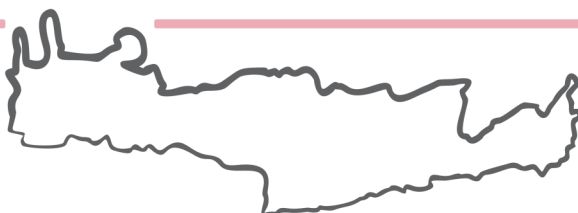
FEATURES:

- Air-conditioning and ceilings fans throughout
 - Fully fitted kitchen with appliances
- Pipes for Central Heating and a built in fireplace
 - Fitted wardrobes
 - Cosmote Telephone and Internet
- Solar panel and 3 reserve water tanks
 - Mature Gardens with irrigation
- Private swimming pool with outdoor shower
 - Outdoor covered Kitchen and BBQ
 - Covered terraces with archways
 - External boiler and storage room
- Private gated driveway and off road parking
 - Fully walled and fenced plot
 - Full EOT licence (for holiday rentals)
 - Satellite TV
- Double glazed Aluminium doors and windows/shutters
 - Fly screens on the windows



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