

# ***Luxury Villa - Plaka***



**Now €545,000**



**An amazing opportunity to buy a luxury villa in one of the most stunning locations in Western Crete.**

**Sit high above the popular village of Plaka the villa has truly panoramic views across all the surrounding villages, beach resorts, Souda Bay and the White Mountains.**

**The villa has a large private pool, outdoor kitchen, guest apartment and many other excellent features.**



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**REF: DC-553**

**HOUSE SIZE: 230 M<sup>2</sup>**

**PLOT SIZE: 2300 M<sup>2</sup>**

**BEDROOMS: 3 BATHROOMS: 2 (inc. apartment)**

### **SUMMARY:**

This lovely villa was built in 2003 to a very high standard. The current owners use it both as a long term holiday home and for summer holiday rentals.

The private entrance gates and driveway lead off a secluded road set high above the very popular villa of Plaka. There is a covered carport and spacious parking areas.

Pretty stone archways lead through an external covered terrace to the main living area which is all on one level.

There is a vast living area with Massive glazed areas overlooking the pool area and the amazing views.

A separate large dining area then leads through a further archway to the spacious and fully fitted kitchen. Doors lead from here back to the outer terraces and a unique semi-circular window lets the natural light flood in.

Also on the this floor is the master bedroom with patio doors to the terrace area and a further double bedroom—also with its own patio.



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### **SUMMARY:**

The master bathroom is very large and has a feature vanity unit and walk in shower. There is also a separate utility and laundry area and plenty of storage space.

External stairs lead to the self contained apartment which also has its own entrance gates and driveway. There is a living area, compact kitchen, double bedroom and a good sized bathroom with glass shower enclosure. There is also further internal storage space on this floor and a very large basement providing masses of storage and also housing the pool equipment and machinery.



The pool area is perfect for outdoor living and dining with plenty of stone flagged terraces for sunbathing plus plenty of shaded space. There is a large outdoor kitchen and BBQ area which is also covered.

Further stairs lead to the large roof terrace

The villa is fully legal and ready to sell. It also has the rental licence in place so can be used as an investment for holiday rental income.



*Simply the only option!*

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## **FEATURES:**

- Fully furnished and equipped
- Fully fitted kitchen and white good
- Fully furnished and equipped guest apartment
  - Under floor central heating
  - Air conditioning
  - Wood beamed ceilings
  - Fitted wardrobes
- Outdoor kitchen and BBQ area
- Solar panel, water tank and immersion heater
  - 40M2 heated pool
- Covered car port and extensive parking
  - Satellite internet and TV
  - Utility and storage areas
  - Basement and pool room



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