

3 BED KEFALAS VILLA WITH SEA VIEWS



**A lovely property
with Sea and
Mountain views.
There are
extensive
outside seating
and garden areas.**

**Sit in a peaceful
location on the
edge of the village**

**This is a well designed
3 bedroom villa sat on
a large private plot.**

**The villa has a
private pool with sun
terraces and covered
seating areas.**

**The villa is ideal as a
holiday home or for the
popular rental market.**



Priced at €260,000

DREAMCATCHERS



REF:DC—734

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

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

HOUSE SIZE: 90 M²

PLOT SIZE: 2500 M²

POOL SIZE: 32 M²

SUMMARY:

Completed in 2005, this lovely villa has been built with attention to detail and has been maintained to a good standard.

Sat on a good sized private plot, every area enjoys great views of the sea towards Rethymnon.

The plot itself is landscaped, has 24 olive trees. There is 'off road' parking with a covered carport, a built in BBQ with outdoor seating and dining areas to enjoy both sun and shade. The good sized pool has plenty of terrace space for sunbathing.

The Villa also has an external boiler room for the central heating (the previous owners lived there full time'. In addition, there is a good sized workshop for additional storage.

The ground floor has an open layout with a living and dining area and a fitted kitchen. Also on this floor is a good sized double bedroom with its own terrace and a shower room with a walk in, glass screened shower.

There is an internal storage area located under the stairs where the washing machine is located.

On the upper floor, the landing leads to 2 further double bedrooms - both with patio doors leading out to private terraces. The main upper terrace is covered and has additional 'tenta blinds'. It is very spacious and enjoys amazing sea views.

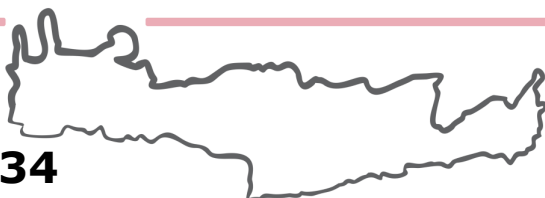
There is a further bathroom on this floor — with a full bath and shower.

Kefalas Village has a good selection of shops and tavernas which are open all year round. It is a short drive to the local beach resorts of Georgioupolis, Almyrida and Kalyves and also the larger town of Vamos.



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FEATURES:

- Air-conditioning throughout
- Fully fitted kitchen with appliances
- Central Heating for 'year round' living.
 - Cosmote Telephone and Internet
 - Satellite Antenna
 - Fitted wardrobes
- Solar Panel, Immersion Heater and Water tanks
- Aluminium doors and windows with fly screens
 - Mature Gardens with 24 Olive trees
- Private swimming pool and outdoor shower
 - Outdoor BBQ and dining area
- Covered terraces with 'Tenta Blinds'
- External workshop and boiler room
- Private gated driveway and Car port
 - Fully walled and fenced plot

The villa is being sold furnished and equipped throughout and can be used as both a holiday rental investment and of course for great family holidays.



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