

3 BED KEFALAS VILLA WITH SEA VIEWS



**A lovely property
with panoramic
Sea views and
extensive
outside seating
and garden areas.**

**Sat in a peaceful
location on the
edge of the village
of Kefalas**

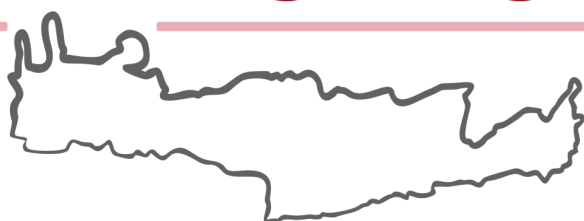
**This is a beautifully
designed stone built 3
bedroom villa which
holds a licence for
holiday rental and
currently operates as
a successful business**

**The villa has a large
private pool and well
landscaped gardens.**



Priced at €315,000

DREAMCATCHERS



REF:DC—726

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

**www.dreamcatchers-crete.com
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HOUSE SIZE: 100 M²

PLOT SIZE: 2158 M²

POOL SIZE: 30 M²

SUMMARY:

Completed in 2004/5 by the current owners, this lovely villa has been built with attention to detail and has been maintained to a very high standard.

Sit on a good sized private plot, every area enjoys panoramic views of the mountains and sea towards Rethymnon.

The plot itself is very well landscaped with a wide variety of mature plants, trees and flowers. There is off road parking and many different outdoor seating and dining areas to enjoy both sun and shade. The good sized pool has plenty of terrace space for sunbathing.

There is an impressive outdoor kitchen and covered dining area with a built in stone wood oven and a BBQ. Additionally the villa has a children's play area, wood store and an external boiler and storage room.

Entering through double stone archways, the villa is just as impressive. The spacious living area has a central stone archway, corner fireplace with glass fronted wood burning stove and an attractive wood beamed ceiling. There is a fully fitted kitchen and dining area with plenty of internal storage space.

Also on this floor there is a double bedroom and bathroom with a large walk in shower and vanity units and an under stairs storage cupboard.

On the upper floor there are 2 further double bedrooms both with patio doors leading out to the extensive upper terrace overlooking the pool and the sea. This terrace has access from the landing also. There is a further bathroom on this floor — with a full bath and shower

The villa is 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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FEATURES:

- Air-conditioning throughout
- Fully fitted kitchen with appliances
- Central Heating and a corner fireplace
 - Cosmote Telephone and Internet
- Wood beamed ceilings and stone archways
 - Solar panel and water tanks
 - Mature Gardens
- Walled and gated swimming pool
- Outdoor Kitchen, BBQ and dining area
 - Children's Play area
- Covered terraces with 'Tenta Blinds'
- Large terraces and covered areas
- External wood store and boiler room
- Private gated driveway and parking
 - Fully walled and fenced plot



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