

# Modern 3 bedroom villa Neo Horio



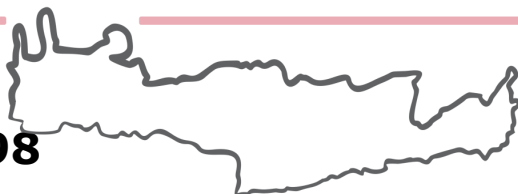
**This lovely property located right in the heart of Neo Horio has been beautifully finished by the current owners.**

**With a modern design and high quality fixtures and fittings throughout this villa would make a perfect full time home or high end rental property.**

**Just a stroll away from the local shops and tavernas this property also offers a vast roof terrace with panoramic views, rear courtyard and a large basement area which was the old village café which can be adapted for many uses.**

**Priced at €240,000**  
**DREAMCATCHERS**

**REF:DC—798**



**The Bridge, Almyrida, Crete.**  
**TEL: +30 28250 32625 or 6944 843564**  
**[www.dreamcatchers-crete.com](http://www.dreamcatchers-crete.com)**  
**[info@dreamcatchers-crete.com](mailto:info@dreamcatchers-crete.com)**

**HOUSE SIZE: 95 M<sup>2</sup>      BASEMENT SIZE: 95 M<sup>2</sup>**

**WITH 110m<sup>2</sup> ROOF TERRACE AND REAR COURTYARD**

### **SUMMARY:**

Located on a quite lane just metres from the main square this lovely village property is a real hidden gem. Finished with the highest quality fixtures, fittings and furnishings this lovely property offers a comfortable home within easy reach of all amenities.

The main living area set all on one level has a large open plan living dining and kitchen area. The modern kitchen has all high quality fitted appliances including dishwasher and US style fridge freezer. Terraces lead out from both the kitchen and living area.



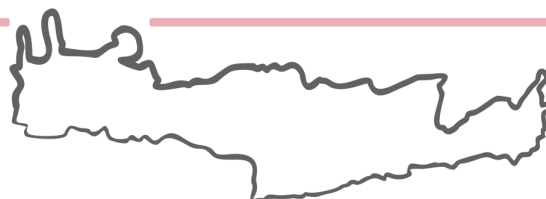
Along the central hallway is the master bedroom which is extremely spacious and has an en-suite shower room with a modern design.

Also leading off the hallway are 2 further double bedrooms. All bedrooms have patio doors leading to the external terrace areas.



The main bathroom is stunningly designed with a double vanity unit, full bath and shower and striking red tile design. This room also houses the washing machine.

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**Upper floor SIZE: 95M<sup>2</sup> Lower floor SIZE: 95M<sup>2</sup>**

**WITH 110m<sup>2</sup> ROOF TERRACE AND REAR COURTYARD**

### **SUMMARY:**

External stairs lead to the vast roof terrace designed to offer panoramic views around the local countryside, the white Mountains and all the way to Souda Bay.

Here there is located the boiler room for the heating and the whole area is surrounded for safety by INOX railings.

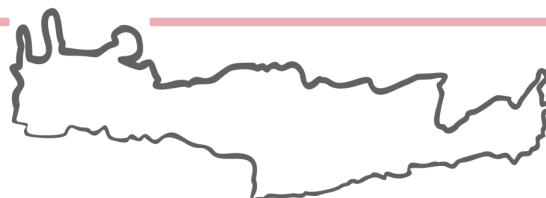
Back down the stairs to street level and there is ample off road parking for 2 or 3 cars. At the rear of the property is a private courtyard—perfect for outdoor get togethers there is also plenty of room to add perhaps a hot tub or above ground pool.

Here you can also access the ground floor level from both the front and rear. This was the old village Café Neon—this large area is currently used for storage but could be adapted for use as a gym, office, workshop or even returned to use as a shop or café!

The villa has many features such as central air conditioning system, full heating, electric shutters, marble stairs throughout and security cameras.



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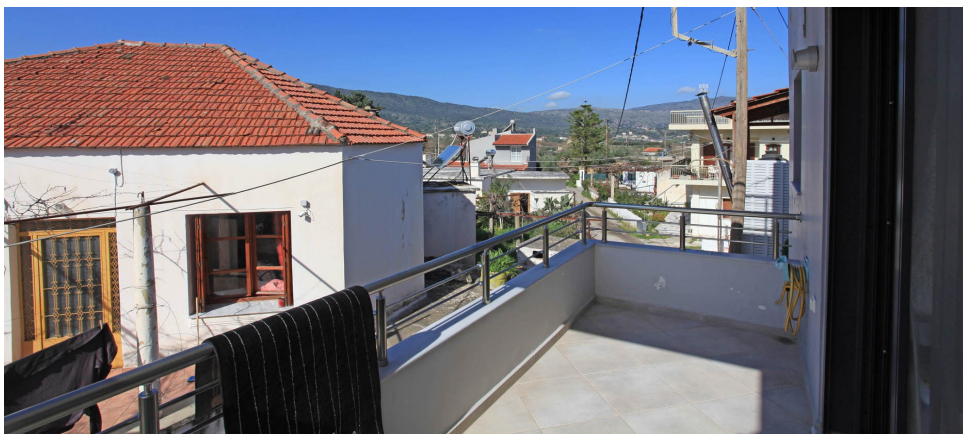


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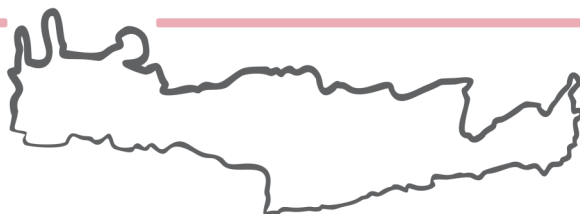
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## FEATURES:

- Full central heating
- Central Air conditioning system
- Fully fitted kitchen with high quality appliances
  - High quality tiling and lighting throughout
  - Electric shutters
- Large fitted wardrobes
- Inox Railings and marble stairs
  - Private courtyard
- Off road covered parking
- Roof terrace with Panoramic views
  - Separate storage and boiler room
- Double solar panel and Immersion heater



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