

# Excellent Value Xirosterni Villa



***A lovely, modern 3  
bedroom, 2  
bathroom villa  
Set in impressive,  
well landscaped  
gardens .....***

***JUST  
€249,500***

**This spacious villa has been finished to a very high standard by a reputable builder based in Chania.**

**It is well designed and is situated in a great location on the outskirts of Xirosterni village. It is only a few minutes drive from Vamos.**

**This villa has lovely balconies and terraces which can be used for external living and dining 8 months of the year.**

**There are great mountain views and panoramic views from the upper floor across the countryside to the sea at Souda Bay.**

## DREAMCATCHERS

**Independent Estate Agent  
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**REF: DC-487**

**HOUSE SIZE: 109 M<sup>2</sup>**

**PLOT SIZE 4460 M<sup>2</sup>**

### **SUMMARY:**

This detached villa built in 2007/8 is situated in a tremendous location on the outskirts of Xirosterni. The house sits with only two neighbours nearby — on a very large plot with distant views to the sea and stunning views to the mountains.

On the lower floor there is a light and airy open plan, air conditioned living space with patio doors leading to the front gardens and terraces. An archway leads through to the very large modern high quality kitchen with fitted appliances. Patio doors lead from here to external sitting and dining areas



Also on this floor is a double bedroom with fitted wardrobes and its own private patio and a shower room plus additional storage space.

On the upper floor there are 2 large double bedrooms, all with air conditioning and fitted wardrobes. Both of the bedrooms have large patio doors to external terraces.



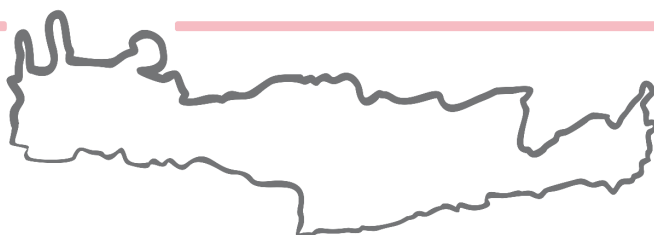
On this floor there is also the family bathroom—with full bath and shower and vanity units

### **EXTERNAL AREAS:**

Externally there is a half acre garden area with over 20 olive trees and full irrigation. There is plenty of scope for further landscaping and additional external seating and dining areas. There is room for a large private pool if required.

There is plenty of space for parking and also an external boiler room which houses all tanks and pumps

# **DREAMCATCHERS**

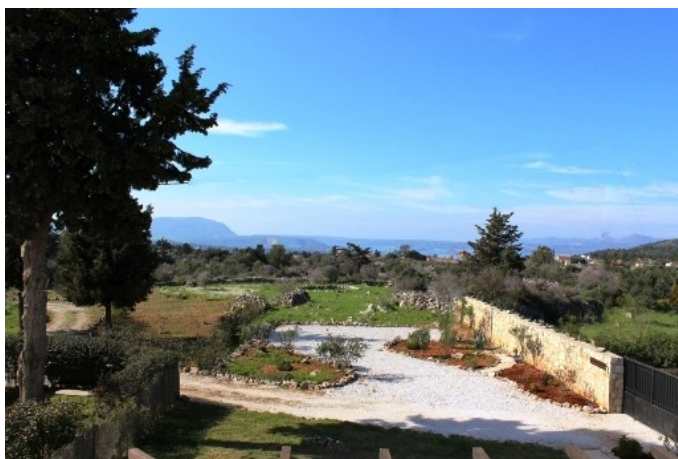


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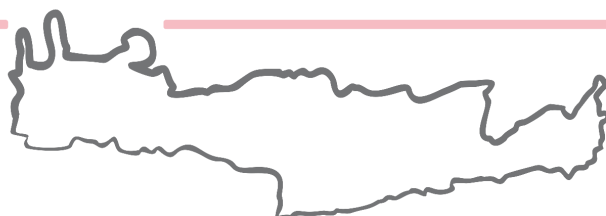
## **WHATS INCLUDED:**

- **Good Quality Fitted Kitchen with Appliances including fridge freezer and oven.**
  - **Oil fired Central heating**
  - **Air conditioning throughout**
  - **Fitted wardrobes in all bedrooms**
- **High quality Aluminium doors, windows (fly screens) and roller blinds**
  - **OTE Telephone**
- **Solar Panel and Immersion heater**
  - **Internal storage space**
  - **External storage—boiler room**
- **Large gardens with watering system**
  - **Walled and gated plot**
  - **Many olive trees**

**The villa is for sale unfurnished**



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