

# 2 BED DETACHED VILLA IN KEFALAS



A beautifully finished, modern, two bedroom villa with stunning sea views across to Rethymnon and lovely outdoor terraces, gardens and seating areas.

The villa is sat in the popular village of Kefalas. It is within walking distance of a good selection of tavernas and shops and is just a short drive to the local beach resorts at Giorgoupolis, Almyrida and Kalyves

**Priced at €179,000**

## DREAMCATCHERS

REF:DC—913



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: 90 M<sup>2</sup>     PLOT SIZE: ca 500 M<sup>2</sup>**

## **SUMMARY:**

This beautiful house, completed in 2009, is set in lovely private, walled and gated grounds with a driveway, ample parking, landscaped gardens, a patio area and terraces. This modern villa is finished to a very high standard throughout.

The ground floor has an open plan living and dining area with a pretty archway leading to the modern, high quality fitted kitchen.

The living area has patio doors leading to the covered front terrace and gardens — with their lovely views to the sea. This floor also has a further a fully tiled WC which houses the washing machine.



The upper floor has two double bedrooms both with fitted wardrobes, wooden vaulted ceilings and patio doors leading out to the spacious front terrace with a covered pergola overlooking the sea - and a beautifully tiled bathroom with a walk-in shower.



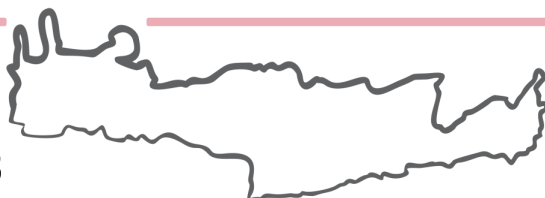
The villa is perfectly equipped for use for either holidays or as a more permanent home.

The gardens are low maintenance but could be further landscaped and there is plenty of room to add a private pool if required.

This villa really is in the perfect location, with amazing views whilst only minutes from the village centre and a short drive to many local resorts including Almyrida and Giorgoupolis.

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## FEATURES:

- Fully fitted kitchen with appliances
  - All main furniture items included
- Ceiling fans and air conditioning throughout
  - Washing machine
  - Vaulted wood ceilings
- Solar panels, water tank and immersion heater
  - Aluminium doors, windows with fly screens
    - Central heating and towel rails
    - Fitted wardrobes
- Low maintenance mature gardens
  - External boiler room
- Fully walled and gated plot with railings to terrace
  - Private parking
  - Room for pool



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