

# 4 BED RENOVATION IN XIROSTERNI



Beautifully renovated, this is a unique 4 bedroom - 3 bathroom, part stone villa, located in the traditional Cretan village of Xirosterni

This unique property has kept many of its traditional features whilst still being brought up to modern day living standards. The house was renovated in 2017 by the previous owners and it has since been fully renovated again over the past 2 years by its current owners.

**Priced at €480,000**

**DREAMCATCHERS**



**REF:DC—816**

The Bridge, Almyrida, Crete.  
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**HOUSE SIZE: 218 M<sup>2</sup>**

**PLOT SIZE: 326 M<sup>2</sup>**

**Permission for a 24M<sup>2</sup> Pool**

## **SUMMARY:**

Entering the property from the front, you walk into the beautifully tiled open plan lounge, with traditional stone wall features surrounding the front door - and a lovely stone arch separating the kitchen from the living room.

Next to the main entrance of the house, there is a separate covered entrance leading into the beautifully decorated studio guest bedroom - with an en-suite bathroom. This room has a permit of 5.76M<sup>2</sup> in place, to extend outwards, in order to add a kitchenette or provide extra storage space.

Next to the living room is the ground floor bedroom, equipped with a ceiling fan and TV, and all the furniture will be included.

The ground floor fully tiled bathroom at the end of the hall, has a large walk-in shower with an area for a washing machine — and it also includes a large heated towel rail.

Another beautiful stone arch gives access to the dining room which has double doors leading onto the west side of the villa and directly onto the village road. There is also a smaller opening leading directly into the kitchen for easy access, to serve all your family and friends traditional Greek cuisine!



The newly-built kitchen is fully equipped with a dishwasher, extractor fan, integrated hob, oven, microwave, freestanding fridge freezer and a lovely bespoke wood burning stove. All electrical appliances are less than 2 years old.

From the kitchen area, a spiral metal staircase leads to the landing area - which is currently used as an office space. From here there is access to two very spacious double bedrooms.

To the right is a large guest bedroom with 2 separate doors leading onto the front and the side of the spacious terrace and enjoys great views of the White Mountains and sea.

The recently built master suite has a private large dressing room with a beautiful free standing roll top bath and wardrobe storage space. Through a stone arch you enter the bedroom with a beautiful sea view. This bedroom also has an en-suite bathroom with lovely features such as rainfall shower, under sink storage and 'his and hers' sinks!

Patio doors open onto the very large roof terrace and dining area with great sea and mountain views. There is an open pergola covering the patio doors.

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## **SUMMARY:**

### **EXTERIOR:**

The enclosed landscaped garden is mostly graveled and has a watering system in place. Many seating, dining and sun lounge areas are found along the house's side and in front of the main entrance.

There is an external staircase leading from the ground floor garden/lounge area onto the spacious first floor terrace.

There is a planning permission for a BBQ area of 9 M<sup>2</sup>, covered by a tiled pergola, as well as planning permission for a private swimming pool of 24 M<sup>2</sup>. All permits and architectural designs are available.

At the back of the property there is a spiral staircase leading to a second terrace with amazing 360° views of the White Mountains and the sea. The solar panel is installed here.



### **THE AREA:**

The property is located in the heart of the traditional Cretan village of Xirosterni, in the well known municipality of Apokoronas. There is a mini - market and a café within easy walking distance.

The larger village of Vamos is just a short drive away and offers all types of amenities all year round, including medical center, police station, schools, post office, super market, cafes, restaurants and many more.

The famous beach resort of Almyrida is a 10 minutes drive away and one can enjoy its sandy beaches, water sports and numerous shops, cafes, bars and restaurants.

A truly unique and spacious property, equipped for all year round living or as a holiday home with great rental potential.

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# FEATURES:

- Solar panel and immersion heater
- Reversible air conditioning units
  - Roof terrace
- Fully equipped kitchen with White goods
  - Central heating throughout
  - Boiler room
- Telephone/Internet connection
  - Wardrobes
- Wooden doors/frames/shutters in gray color
  - Reserve water tank
  - On road parking
- Landscaped gardens with watering system
  - Completely walled and fenced property
  - External taps and power points
- Planning permission for 24 M<sup>2</sup> swimming pool, extension of guest bedroom by 6 M<sup>2</sup> and for covered BBQ area of 9 M<sup>2</sup>
- Electric appliances and solar panel not more than 2 years old
  - Newly built kitchen and master bedroom
  - Most furniture items included



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