

LOVELY 3 BED VILLA IN PROVARMA



This is a modern and very spacious villa in a quiet location overlooking the beautiful Cretan countryside.

The villa has a high quality finish and is very well equipped. The addition of a large basement and workshop makes this a very desirable full time home or it could easily be adapted into a holiday rental property.

Priced at €359,000

DREAMCATCHERS

REF: DC-1089



The Bridge, Almyrida, Crete.
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SUMMARY

Villa size: 190 M²

PLOT SIZE: 608 M²

With an additional Basement/workshop of 157 M²

This lovely villa sits in the heart of the peaceful village of Provarma. It is just 6 Kilometres drive from the beautiful sandy beaches of Kalives and Kyani Akti.

The villa is ideally situated for being part of the local Greek community and also for exploring the surrounding countryside. There are riverside walks amongst the orange groves, ancient archaeological sites and Byzantine churches—all to be explored and appreciated.

Stylos is just a 10 minute stroll away — where there is a choice of riverside tavernas under the shade of the giant plane trees, along with kafenions and local stores

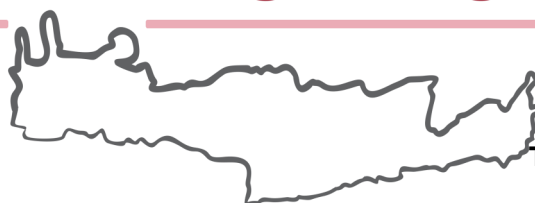
Provarma has easy access to the highway and other local villages. Nearby villages include Neo Horio and Armenoi — both with good Greek Tavernas and other amenities.

Completed in 2004, the villa sits on a good sized easy to maintain private plot with plenty of room for parking and room to add a private pool if required.

There are a very large selection of outdoor balconies and terraces with room for external seating and dining.



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SUMMARY (Continued)

The interior of the villa is well laid out across 3 floors — with the main living, dining and sleeping areas all on one floor.

The entrance hallway leads into the spacious living area which has a wood burning stove, good sized dining area and an open plan fully fitted kitchen

Patio doors from all areas lead to the spacious outdoor covered balconies and external terraces.

There are 3 very spacious double bedrooms all with their own private balconies.

The 2 bathrooms on this floor are both very nicely finished. The main bathroom has a walk in rainfall shower, vanity units and also houses the washing machine.



Stairs lead to the upper floor which is a beautiful light filled area currently used as a second living area but it could also be used as a further bedroom. There is a kitchenette area and an additional shower room on this floor with glass shower enclosure.

Large windows and patio doors open on both sides to the very spacious upper terrace with panoramic views of the surrounding countryside. There is a useful storage room on this level also.



Back down the staircase and on the lower level is the vast workshop area with its own separate side entrance.

This area also has 2 separate large store rooms and a room housing the boiler and storage tanks.

This property is used as a full time home by the current owners and is very well maintained and equipped with many extras such as full central heating and internet.

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FEATURES

- Fitted Kitchens with all appliances
- Additional kitchenette on upper level
- Full Air Conditioning and ceiling fans
- Central heating and wood burning stove
 - Solar panels and Immersion Heater
 - Town water supply
 - Fitted wardrobes
 - Fully landscaped, mature gardens
 - Private off - road parking
 - Room for private pool
- Aluminium doors and windows with fly screens
- Large workshop and basement storage areas
 - OTE telephone line and internet

Some furniture available by separate negotiation



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