

# 3 BED PRIVATE VILLA WITH POOL—near ASPRO



**This three bedroom, two bathroom , extremely well maintained villa sits in a fantastic hillside location within easy reach of the popular beach resort of Almyrida with its golden sandy beaches.**

**Beautifully landscaped private gardens, large private swimming pool, a garage, spacious terraces and stunning Sea and Mountain views make this villa one to view.**

## **PRICED AT €475,000**

## **DREAMCATCHERS**



**REF: DC-1098**

**Independent Estate Agent  
The Bridge, Almyrida, Crete.  
TEL: +30 28250 32625 or  
6944 843564**

**HOUSE SIZE: 100 M<sup>2</sup>    PLOT SIZE: 1869 M<sup>2</sup>**

**POOL SIZE: 40 M<sup>2</sup>    GARAGE 24 M<sup>2</sup>**

## **SUMMARY:**

Built to a very high standard by a reputable local builder in 2006, this is a lovely house with stunning terraces and gardens. The property is built in a beautiful area looking across Souda Bay with panoramic sea and mountain views.

The wonderfully landscaped gardens have a wide variety of mature flowers and plants including citrus, fruit and olive trees plus pretty stone features and built in stone seating areas.



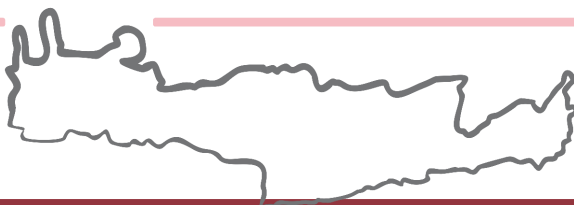
The mosaic tiled private pool area has Roman steps and plenty of paved terrace areas around for soaking up the sun as well as covered seating areas to enjoy the shade and tranquillity. There is also an outdoor shower.



The property also has a gated entrances, driveway with additional parking and a garage with electric doors.

There is also a separate boiler room and area for water tanks etc.

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**HOUSE SIZE: 100 M<sup>2</sup> PLOT SIZE: 2000 M<sup>2</sup>**

**POOL SIZE: 40 M<sup>2</sup>**

## **SUMMARY:**

As you enter the villa via the covered entrance, there is a spacious and light living area — with a feature fireplace and stone wall. Patio doors lead outside to a covered terrace with lovely views through stone archways across the pool and countryside to the mountains and the sea.

Over to the right there is a high quality newly fitted kitchen and dining area. Also on this level there is a double bedroom with patio doors leading to the external covered terrace and a fully tiled shower room.



Internal stairs lead up to the two double bedrooms and an open hallway which gives direct access for all to the spacious balcony overlooking the sea.

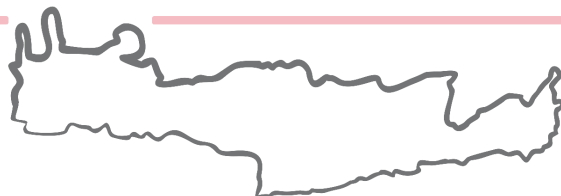
One bedroom has a balcony with lovely views of the White Mountain range and the second bedroom has patio doors leading out to the balcony—with sea views.



The main bathroom has a full bath and shower and is fully tiled.

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## FEATURES:

- Air Conditioning and ceiling fans in the bedrooms
- Full Central heating plus wood burning fireplace
  - Private Pool and outdoor shower
- Solar Panel, water tank and Immersion heater
- DG Aluminium doors & windows with fly screens
  - Fitted wardrobes
- Fully landscaped garden with Irrigation
- High quality kitchen with built in appliances inc dishwasher and washing machine
  - Many sun terraces / shaded sitting areas
- Completely walled/gated and fenced plot
  - Private Garage with electric door.
  - Storage and boiler room—24M<sup>2</sup>
    - Storage and boiler room
  - WI-FI Internet

**Many lovely furniture items by negotiation.**



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