

3/4 BED VILLA WITH POOL IN KEFALAS



This is a beautiful private villa - with stunning gardens, a large private pool and sun terraces. There is also a high quality outdoor kitchen and spacious accommodation.

The villa is sat in the lovely village of Kefalas - a living village with a couple of locals shops and good tavernas. It is also just a short drive to many local villages and nearby beach resorts.

Priced at €450,000

DREAMCATCHERS

REF:DC—1018



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

**www.dreamcatchers-crete.com
info@dreamcatchers-crete.com**

HOUSE SIZE: 122 M²

PLOT SIZE: 980 M²

POOL SIZE: 50 M²

SUMMARY:

This fantastic family villa is situated in the quiet village of Kefalas and is within walking distance of the tavernas, kafenions and a number of good local shops.

With stunning sea and mountain views, the property is also just a short drive to the beaches at Georgioupolis, Almyrida and Kalyves.

The villa has an extensive outside area, a very large (50M²) private pool, paved terraces and a fully equipped summer kitchen and BBQ area — covered by a stone columned pergola, creating the perfect outdoor dining area. There is also an outdoor shower area.



The beautiful, multi-level terraces and gardens have lovely stone archways, many seating areas and mature fruit trees and plants.

A further raised terrace from the living area creates another outdoor seating and dining space — to relax and enjoy the tranquillity.

The property also has a useful outdoor room which houses the pool equipment and also provides ample storage space.



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SUMMARY:

The interior of the property is equally impressive — there is a spacious, open plan living, dining and kitchen area with a wood burning fireplace and patio doors leading out to the terrace and pool areas.



The fully fitted kitchen, on the ground floor, has been recently refitted with new units, tiles, LED lighting all new appliances.

Also, on the ground level, there are 2 two good sized bedrooms - both with patio doors leading to the outdoor areas. There is also a beautifully tiled bathroom with a large walk-in shower.

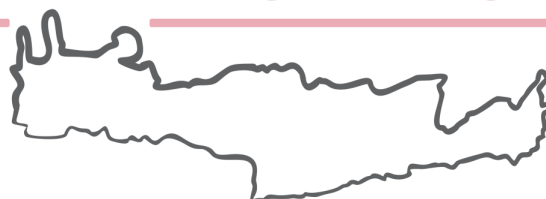
The master bedroom is situated on the upper floor along with a further bathroom - with a full bath and shower. There are also large built-in wardrobes for storage.



The additional and very spacious extra room on this level is currently used as a second living room, but can easily be used as a 4th bedroom. The villa also has many large windows - to make the most of the sea views.

The villa also has nice traditional touches — such as wooden beamed ceilings, exposed stonework and a wood burning stove. However, it is also tiled and finished with a clean modern finish.

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FEATURES:

- Fitted kitchen with built-in appliances
- Summer kitchen and BBQ, grill, sink, fridge and units
- Separate 13M² utility / laundry and storage / pool room
 - Air conditioning and ceiling fans
- Double glazed aluminium doors and windows
 - Traditional wood burning stove
 - Off road private parking
 - Fitted wardrobes
- Fully landscaped gardens with an irrigation system
 - Extra water and storage tanks
- Telephone and Internet connection



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