

# VILLA in Xirosterni



*Located on a large private plot in Xirosterni this is a beautiful 220M<sup>2</sup>, 4 bedroom, 3 bathroom property*

**Priced at just  
€385,000**

This large property is built on 4600 M<sup>2</sup> of land in a great location a short drive from the municipal centre of Vamos. With stunning views across the countryside to the sea at Souda Bay and also across to the beautiful White Mountains.

With large separate guest accommodation this villa is perfect for both holidays and full time living with plenty of space for friends and family

There is ample room for a private pool or Jacuzzi if required.



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*Simply the only option!*

**REF: DC-488**

**VILLA SIZE: 220 M<sup>2</sup>**

**PLOT SIZE: 4600 M<sup>2</sup>**

## **SUMMARY**

This wonderfully located villa was completed to a high standard in 2008 by a reputable local Greek builder.

The villa sits on a large private plot off the road and just a short stroll from the shop and cafe at Xirosterni. It is just a few minutes drive to the centre of Vamos — with its large selection of shops, tavernas and amenities.

The upper floor of the villa is extremely spacious with an open plan feel. The large living area, dining area and fully fitted kitchen area are separated by traditional arches. Patio doors lead onto the wrap-around covered veranda and the open front veranda looking over the gardens to the sea



The fully fitted kitchen has high quality built in appliances and a separate utility/laundry room.



There are 3 bedrooms on this floor. The large master bedroom has a good sized en-suite shower room, fitted wardrobes and its own covered patio area. There is also a separate fully tiled shower room.



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## SUMMARY (CONT):

The lower floor is a fully self contained 'apartment' with a large living and dining area, fully fitted kitchen, beautifully tiled shower room and 1 large double bedroom making this perfect as extra space for family and friends.

The villa also has a large double garage, plenty of additional parking space and a separate boiler and store room.

The whole plot is beautifully landscaped, there are many fruit trees and mature trees, plants and flowers as well as 10 olive trees

The front of the villa has a further large external terrace area for seating and dining and there is plenty of scope for further landscaping and the addition of a private pool if required.

Just a short drive or 10 min walk from Vamos Centre which as the local municipality has doctors, banks, town hall and schools — plus a large selection of shops and tavernas

It is just a short drive to the beach resorts of Almyrida, Kalyves and Georgioupolis and with easy access to the highway and airports.



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## FEATURES:

- Air conditioning and ceiling fans
  - All fixtures and fittings
- Gas Central heating and wood burner
- 2 fully fitted kitchens with all appliances inc washing machine and dishwasher plus utility room
  - Fitted wardrobes
- Private parking and garage with electric doors
- Solar panel, water tanks and immersion heater
  - Mature gardens
- Aluminium doors and windows, fly screens and shutters
  - Fully walled, fenced and gated plot
  - External store rooms and boiler room

Furniture items available by separate negotiation



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