

Xirosterni 3 Bed Villa and Private Pool



***A lovely 3
Bedroom villa
with a
private pool.***

***Set amongst
the trees in
secluded, well
landscaped
gardens***

This spacious villa has been finished to a very high standard by a reputable Chania builder

It is well designed and is situated in a great location on the outskirts of Xirosterni village. It is only a few minutes from the amenities in the village of Vamos.

The villa sits in landscaped gardens with its own olive trees and very private pool, BBQ and sun terrace areas.

This villa has lovely balconies and terraces which can be used for external living and dining.

There are also wonderful sea and mountain views from the villa and the gardens.

Priced at just €325,000

DREAMCATCHERS

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REF:DC—666



HOUSE SIZE: 110 M²
PLOT SIZE 3000 M²

POOL: 40 M²
BASEMENT: approx 20 M²

SUMMARY:

This detached villa completed in 2007 is situated in a tremendous location on the outskirts of Xirosterni. The house sits on a very large plot with views to the sea and stunning views to the mountains. The villa has the living space upstairs to gain maximum benefit from the views.

The private pool has spacious terraces and covered seating areas all around. There is also an outdoor shower. On a slightly raised area is a 'built in' stone BBQ and outdoor dining area. The gardens are beautifully planted with mature plants and trees including 13 olive and several fruit trees.

On the ground floor there are 3 double bedrooms, all with air conditioning, ceiling fans and fitted wardrobes. 2 of the bedrooms have large patio doors leading to a shady covered terrace overlooking the pool and gardens. On this floor, there is also a useful storage area under the stairs and a family bathroom — with full bath, vanity unit, shower, bidet and washing machine.



Upstairs there is a light and airy open plan, air conditioned living, dining and kitchen space with a wood burning stove.

The kitchen has an island and all built in appliances and a door leading to its own private terrace. From the living area there is a very large covered balcony looking towards the both the Sea at Souda Bay and the White Mountain Range.

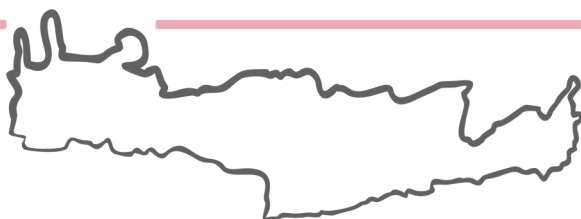


Also on this level, there is a further fully tiled shower room with walk in shower. The villa also has a large basement, currently used for storage but with its own shower room and kitchen area. This has the option to be used as additional accommodation.

There is also a separate boiler and store room.

The villa currently holds an ESL licence for rental and has all the Equipment — fire extinguishers, emergency lighting etc—required by the Greek Tourist Board.

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FEATURES:

- Good Quality Fitted Kitchen with Appliances
- Furniture and equipment available by negotiation
- Oil fired Central heating and wood burning stove
 - Air conditioning and ceiling fans
 - Fitted wardrobes in all bedrooms
- Double Glazed Aluminium doors and windows with fly screens
 - OTE Telephone line and Internet
 - Off peak electricity rates
- Private Pool with large terrace and BBQ area
 - Private gates and parking areas
- Solar Panel, 3 reserve water tanks and Immersion heater
 - Separate basement with kitchenette and bathroom
 - Storage and boiler room
- Fully landscaped gardens with watering system
 - Fruit trees and 13 olive trees
- ESL licence for rental and all necessary safety equipment



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