

# STONE VILLA, POOL & FANTASTIC GARDENS



A beautifully finished 4/5 bedroom villa set amongst the forests and pine trees on the edge of the village of Gavalohori

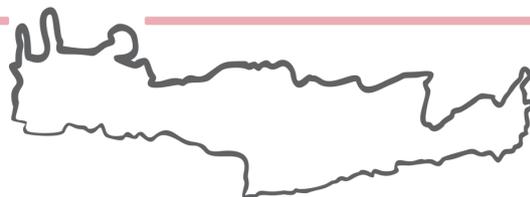
With sea views, a private pool, lots of outdoor terraces and seating areas and plenty of guest accommodation, this lovely villa can be used as a full time home, family holiday home or for the fast growing Cretan holiday rental market.



## Priced at €389,950

## DREAMCATCHERS

REF: DC-688



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**Villa size: 175 M<sup>2</sup>**

**Garage & Storage 40 M<sup>2</sup>**

**Plot Size: 1800 M<sup>2</sup>**

**Pool size: 24 M<sup>2</sup>**

## **SUMMARY:**

The exterior of the villa enjoys plenty of shaded parking areas and a very well landscaped plot. There are 24 olive trees as well as a wide variety of mature trees, plants and flowers.

The pool area is secluded with a good size, fully tiled pool and there is also a built in BBQ area — as well as plenty of sun terraces.

The villa is set across 3 floors with the main floor as a spacious open plan living, dining and kitchen area. The living area has a feature fireplace with stone archways leading to the extensive covered front terrace area which provides a cool and shady dining area.



The fully fitted kitchen has all built in appliances and a further patio door to the external terraces.

Also on this floor is a bedroom, currently used as a winter dining room.

The upper floor has 2 good sized double bedrooms both with attractive wood beamed and vaulted ceilings and patio doors leading to their own terrace areas - overlooking both the pool and gardens — with views to the mountains and towards Souda Bay.



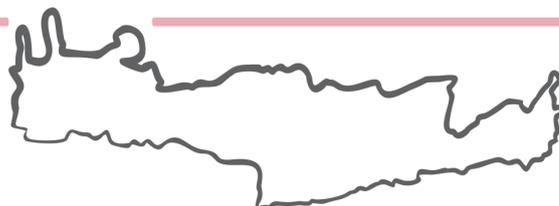
The main bathroom has a full bath and separate shower with pretty glass brick wall.

The guest accommodation on the lower level has a further 2 spacious double bedrooms along with a shower room with a walk in shower

Also on this level there are plenty of storage areas, a utility room housing the washing machine and access to the garage, which has electric doors.

# **DREAMCATCHERS**

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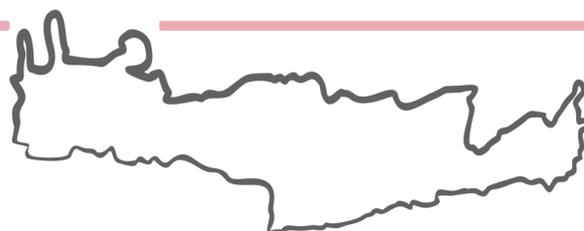


## FEATURES

- Pipes for central heating and feature stone fireplace
  - Air conditioning and Ceiling fans
- Fully fitted Italian kitchen with all appliances
- Vaulted Wooden ceilings and stone archways
  - Fitted wardrobes
- Utility and spacious Storage areas
  - Extensive balconies and terraces
    - External BBQ area
- Wood effect Aluminium doors and windows, with fly screens and shutters
- Garage with electric doors and additional parking
  - Solar panel, water tanks and immersion heater
    - 24M<sup>2</sup> private pool and terraces
  - Landscaped gardens including 24 olive trees
    - Fully walled, fenced and gated plot
    - Agricultural and Town water supply



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