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# EXCELLENT PRIVATE VILLA IN KAMBIA



**This is a large and very attractive private villa with sea views overlooking Souda Bay.**

**Located on a beautifully landscaped plot situated just a short distance from Plaka square**

**The villa has great views, a large private pool, BBQ and outdoor covered dining area, central heating and much more.**

**The villa also has a self contained guest apartment which has its own kitchen, living/dining area , bathroom and double bedroom.**



## PRICED at €285,000

## DREAMCATCHERS

**DREAMCATCHERS**  
**Independent Estate Agent**  
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**REF: DC-563**

**House Size: 150 M<sup>2</sup>**

**Pool: 35 M<sup>2</sup>**

**Plot size: 1000 M<sup>2</sup>**

### **SUMMARY:**

This lovely centrally heated villa, completed in 2004, is set across 3 levels. Entering on the ground floor, there is a large open and light filled living space with a dining area, fully fitted kitchen, with all appliances and a separate living room and also a WC.

The kitchen area has a wood burning stove fitted for cosy autumn evenings. For the summer, all areas lead out through a glass walled terrace area to the pool and gardens beyond

On the first floor there are 2 large double bedrooms with floor to ceiling fitted wardrobes. Both bedrooms lead onto the vast wrap-around upper terrace which overlooks the stunning gardens to the Sea.



The family bathroom is very spacious and has a glass shower enclosure plus WC and sink.

With its own separate entrance, the spacious guest apartment on the lower floor is perfect for family and friends.

The apartment has a large twin bedroom with wardrobe space, fully tiled bathroom, living area and well equipped kitchen with dining area.



There is also additional storage space in this area.

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## **SUMMARY: (Continued)**

The outside garden areas of this villa are truly very special with beautifully landscaped areas, rockeries, a vast array of fruit trees plus a vegetable garden and many mature plants and flowers.

There are a number of gravelled areas and pathways throughout the gardens.

At the side of the villa is a very large covered outdoor dining area with dining table and BBQ.



There is also a separate workshop and boiler room.

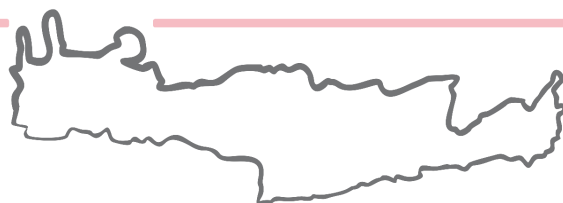
Hidden to the rear of the villa is the large private pool surrounded by terraces for sunbathing and a further covered pergola providing a shady seating area.

The villa has been well designed throughout with every possible amenity and the current owners have put years of love and care into creating a beautiful home set within stunning gardens.



**A wonderful home for holidays or permanent living.**

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## FEATURES:

- Ceiling Fans throughout
- Central heating system with thermostat control on all 3 floors
  - Wood burning stove
  - Fitted main kitchen replaced in 2015
- 2nd guest apartment kitchen with appliances
  - OTE landline with Wi-Fi
- Aluminium double glazed windows with shutters and fly screens
  - Side porch with fully glazed windows
  - Floor to ceiling fitted wardrobes
  - Walled , fenced and gated plot
  - Gravelled area, parking and paths
  - Private 35 M<sup>2</sup> swimming pool
  - Mature gardens with many fruit trees
- Solar Panels, water tanks and Immersion Heater
  - Fully insulated
  - External boiler room and workshop
- Completely separate Guest Apartment
  - Outdoor Dining Area and BBQ
  - Air Conditioning in Bedrooms
  - Polished Marble Ballustrades



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