

# WONDERFUL 3-BED SINGLE LEVEL VILLA WITH NICE VIEWS LOCATED IN THE HEART OF UPPER GERANI



**REF:  
YHOC-137**



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**PRICE:  
€250,000**

**HOUSE SIZE: 119m<sup>2</sup>**

**LAND SIZE: 667m<sup>2</sup>**

**Well built, modern, single-storey 3 bedroom villa for sale. Located in the outskirts of the traditional village of Pano Gerani and well equipped, this property could be used as a permanent home from home or as a rental/holiday villa.**

**Completed in 2005, this modern lovely bungalow is well laid out and enjoys views of the sea, the mountains and the surrounding countryside.**

### **INTERIOR:**

The main entrance opens in the bright and well equipped crème colored kitchen which includes a dishwasher, a double sink, and a small breakfast bar. An adjacent pantry is a useful storage for the kitchen.

Right of the kitchen a large arched opening gives to the spacious living/dining room. Large glazed sliding doors, many windows and light colored tiles ensure the constant flow of light throughout the house. A built fire place has been installed in the middle of the wall and is connected to the existing central heating system. This way, the heat from the fire is effectively used for heating the entire home via radiators connected to the fire place.

The comfortable sitting area is one step higher than the living room.

Another arched doorway gives way to 3 double bedrooms and 2 bathrooms. Each room is provided with a large free standing wardrobe and a patio door leading to a private balcony. The master bedroom is very bright and enjoys a beautiful mountain view.

The main bathroom is lilac colored, is housing the washing machine and a full length bathtub. The modern shower room has pretty light grey tiles and a modern glass sink.

A 25m<sup>2</sup> basement is a useful storage place, currently used for the chickens and the goats by the current owner.

There is an additional building allowance of 120m<sup>2</sup> in case one would like to extend the property in the future.

### **EXTERIOR:**

The access is asphalted and parking is on the side of the house. Four steps under a pretty stone arch overgrown with a vine, lead to the front garden. Part of the garden is stone paved and part has a lawn, separated by a wooden trellis. Stone walls and pretty flower beds give it a colorful touch. Exterior furniture has been installed for outdoor living. At the back of the house a small south facing stone paved area with mountain views might be a perfect breakfast corner.

On the side of the house, a paved pathway leads to the back part of the garden which is rich in vegetation and fruit trees, including 2 olive trees, a pomegranate, a prickly pear, banana, aloe vera and a mulberry tree.

The garden wraps around the property and the east facing part of the garden is now a playground for the goats. This area could become a lush garden or the ideal place for a swimming pool or Jacuzzi. It is flat with easy access and easy to build.

### **THE AREA:**

The property is located in Pano Gerani with a taverna, doctor's surgery, a police station, mini-market, kafenion and church. It is just a couple of minutes' drive to Gerani and Platanias, with their sandy beaches and amenities including doctors, banks, chemists, supermarkets, bakeries, tavernas, etc. It is also close to the link to the motorway, with a 20-minute drive to Chania town and only 35 minutes to the airport.

This outstanding villa has a unique finish with modern lines throughout. The layout works well for owners, family and friends

to relax and enjoy the tranquillity. The property is ideal for permanent living or as a holiday home.

The village of Kato Gerani (lower Gerani) offers all kind of amenities like mini market, baker, pharmacy, gas station, hairdresser etc.

### **FEATURES:**

- Fully equipped kitchen (incl.dishwasher)
- Wardrobes
- Reserve water tank
- Private parking
- Basement for storage
- Fireplace connected to the central heating system
- White Aluminum shutters
- Double glazed windows with some fly screens
- Walled property
- Landscaped garden
- Solar panels
- Telephone + Internet connection
- Some furniture included

