

# EXQUISITE 3-BED BUNGALOW WITH ROOF TERRACE AND SPACIOUS LAND IN VOUKOLIES



**REF:  
YHOC-127**



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**PRICE:  
€265,000**

**HOUSE SIZE: 107m<sup>2</sup>**

**LAND SIZE: 990m<sup>2</sup>**

**Superb three-bedroom single-level property with spacious garden and large roof terrace overlooking the countryside and White Mountains, located near the lively village of Voukolies.**

Extremely well maintained by the current owners, the property is ideal for year round living as well as a holiday home with great rental potential!

## **INTERIOR**

The main entrance, covered by a small pergola, opens into a spacious, luminous and well laid out open-plan kitchen/living room.

To the left of the main entrance is the "Π" shaped kitchen equipped with gray colored wooden cupboards. The stainless steel electric appliances, including a dishwasher, fridge/freezer and oven, are fully fitted into the kitchen and are brand new.

The living room area is modern and has a pellet stove for heating as well as a reversible air conditioning unit and a ceiling fan for the hot summer days. The space is very light and airy with plenty of windows and two double patio doors opening onto a tiled terrace which overlooks the east garden. There is also plenty of room for dining.

A hallway leads to the full bathroom and three double bedrooms, one of which has an en suite shower room. The bathroom is fully tiled and equipped with a heated towel rail and a bathtub with a glass screen.

One of the bedrooms is currently used as a gym and has a large freestanding wardrobe and a fully-tiled en-suite shower room. The second bedroom is being used for storage and has patio doors opening to the exterior.

The master bedroom is equipped with air conditioning and a ceiling fan and has double doors opening onto a private covered terrace with a lovely sitting spot.

All bedrooms and bathrooms are equipped with electric heaters.

## **EXTERIOR**

A concreted driveway leads to the parking area at the back of the house which is covered by an aluminum pergola with canvas, while there is ample additional off-road parking.

The house is surrounded by a tiled path and there are two terraces to sit and enjoy the peacefulness of the surrounding olive groves and the peaks of the White Mountains.

Exterior steps lead onto a large tiled roof terrace with an aluminum pergola. Sunbeds are placed here to enjoy the sun and views. The solar panel and Satellite dish are installed here.

Most of the garden is covered in gravel, keeping it low maintenance and yet there are some mature flowers, bushes and fruit trees planted all along the borders of the land, which provide enough privacy to the property.

The entire property is stone walled and the upper part of the land is kept untouched but well maintained. There is plenty of space to build a swimming pool either at the back or front of the property.

Under stairs storage space is found also at the back of the house and there is also a large garden shed for extra storage.

## **THE AREA**

Built in a complex of private homes, the property is located just a 10-minute walk from the lively village of Voukolies. The village is open all year round and has many amenities including supermarket, bakery, pharmacy, tavernas and hair dresser.

There is also easy access to the national highway which is just before the village of Tavronitis. From the highway, Chania is just a 20-minute drive.

**Tavronitis is also a year-round village and has a nice pebbly beach which is actually a small part of the vast beach which stretches from Kolimbari in the west to Chania in the east. There are a couple of tavernas in front of the beach which are open during the summer season.**

### **FEATURES:**

- Solar panel
- Air conditioning in master bedroom and living room
- Roof terrace
- Fully equipped kitchen including dishwasher and brand new appliances
- White goods
- Piped for future installation of central heating
- Satellite Internet
- Immersion heater
- Wardrobes
- Ceiling fans
- Plenty of extra storage space
- Pellet stove
- Brown aluminum frames
- Double glazed windows with fly screens
- Covered parking area
- Landscaped gardens with irrigation system
- Entirely walled and fenced property
- Septic tank
- Electric heaters in bedrooms & bathrooms
- Heated towel rails

