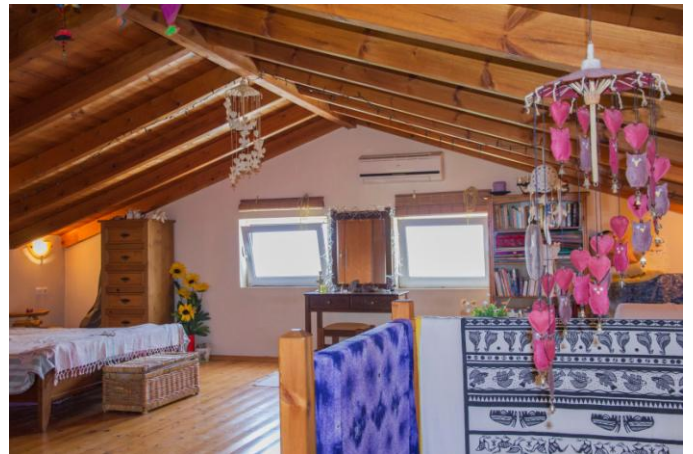


LOVELY 4-BED VILLA WITH PRIVATE POOL AND LOVELY VIEWS IN POLEMARHI



**REF:
YHOC-029**



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**PRICED AT
€250,000**

HOUSE SIZE: 123m²

PLOT SIZE: 900m²

4 bedroom house for sale in the small traditional village of Polemarhi, just minutes from the lively village of Tavronitis.

Built in 2009, the property is set at the edge of the village and is laid out on two levels offering wonderful sea and mountain views.

THE INTERIOR:

The entrance door gives to the spacious open kitchen/dining room. The L shaped light colored kitchen comes fully equipped and offers enough space to install a large dining table and chairs. An arch separates the kitchen from the spacious living area equipped with a corner fire place. The living area is rectangular, light and airy with a patio door opening to the balcony.

Next to the living area is a grey colored bathroom with a $\frac{3}{4}$ bathtub + a double bedroom with 2 levels of hanging rails and wooden beamed ceilings.

Wooden steps lead to the large mezzanine with wooden floors and vaulted ceiling, the perfect place for the cold winter months and used as a spacious bedroom. The mezzanine is equipped with two air conditioning units, an en-suite shower room, a built in closet and under roof storage space.

Under the stairs there is additional storage space and room to install the washing machine.

To the right of the kitchen is the master bedroom with floor to ceiling 3 doors closets, and a patio door opening to the balcony and the pool area offering wonderful views. This would be the cool

room, the "summer" room as it is east facing.

Next to the master bedroom is another double room used as a utility room by the current owners, as well as a white/blue tiled bathroom with a built in seated bathtub.

The 2 south facing bedrooms have access to the back of the house and the vegetable garden.

THE EXTERIOR:

A large concrete driveway on the side of the house leads to the parking covered with a canvas.

The property is positioned on a higher level on a tarmac (not busy) road, with the swimming pool overlooking the surrounding olive groves, the White Mountains and the sea beyond.

A gate opens to the colorful garden/pool area. Steps take you to the main entrance and a big balcony with a pergola covering the entire length of the house.

A fence of bushes guarantees the privacy around the 36m² pool; the surrounding tiled area gives plenty of space to install sun beds, outdoor furniture and an umbrella. A built in bench, shrubs and flowers and climbing bougainvilleas have been installed around the pool making it even more inviting.

Behind the house is a vegetable garden, and an extra small patch of land (about 150m²) with 7 olive trees.

THE AREA:

Polemarhi is located on a hillside 3 km inland from Tavronitis where all types of amenities can be found all year round as well as long beaches reaching until Kolymbari.

There is a kafeneon/tavern/grocery store (limited supplies and

menu) in the village and the entrance/exit to National Road in Tavronitis is only a few minutes' drive.

The location is ideal for exploring the wonderful beaches and natural areas of western Crete.

FEATURES:

- Solar panel
- 4 air conditioning units (reversible)
- Fully equipped kitchen
- Satellite TV
- Electrical appliances
- Built in wardrobes
- Fireplace
- Telephone/Internet
- Beamed ceilings in some rooms
- Private parking
- Extra storage space
- White aluminum shutters
- Windows with double glazing & fly screens
- Immersion heater
- Landscaped garden
- Walled property
- Furniture negotiable

