

# BEAUTIFUL 3-BED VILLA WITH LOVELY VIEWS IN VOUVES



**REF:  
YHOC-036**



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**PRICED AT:  
€208,000**

**HOUSE SIZE: 105m<sup>2</sup>**

**PLOT SIZE: 1,000 m<sup>2</sup>**

Outstanding, well maintained spacious villa with great views for sale.

Built in 2006, this villa sits on a hillside in the traditional village of Vouves and enjoys stunning views of the sea, the surrounding hillsides and the impressive sunset.

### **INTERIOR:**

The main entrance is protected by an arched, covered terrace with a wonderful view and plenty of space for outdoor living.

From the spacious terraces of the house, the front door opens to an open lounge and dining room dotted with a corner fire place. This space is light and airy with many windows giving a constant flow of light, and a patio door opening to a tiled pergola. To the left is the small but practical L shaped fully equipped kitchen, including a brand new cooker and a dishwasher.

From the kitchen, a door gives access to the exterior.

Also on the ground floor is a blue and white shower room, and a single bedroom or office with a patio door and a terrace. Under the stairs there is a small storage space that houses a washing machine.

Tiled steps with a banister lead to the upper floor. At the top of the stairs is a bathroom with corner shower cubicle (musical, includes a radio). Two double rooms are on this floor, each with a private balcony offering amazing views, a reversible air conditioning unit and one with a free standing wardrobe. The master bedroom has an en-suite room piped for a bathroom but currently used as walk in closet.

From the west facing balcony, iron stairs lead to a small room under the roof where the boiler is located, as well as a 2000 liters water tank.

## **EXTERIOR:**

The property sits on a large plot, beautifully landscaped and surrounded by a stone wall with an iron gate that opens to the covered carport. The access is quite steep but concrete paved. The wooden beamed carport has stone support columns, is covered with tiles and is protected with wind screens.

The garden wraps around the house and a large area has been fenced for security and paved for outdoor living. This could be the perfect sunny place to build a pool.

The remaining part has been carefully landscaped and terraced, with the front part sloping to the north and planted with 14 olive trees. At the back of the house a raised planted area is supported by a long stone wall and could become a beautiful colorful garden.

The exterior storage room houses the oil tank and there is an additional 12.000 liters of reserve water underground.

The villa offers many exterior areas to sit, according to the season and/or the time of the day. Just choose your ideal terrace for wining and dining or simply to soak up the sun. But most of all enjoy the tranquility and stunning views.....

**You will feel on top of the world in this house offering astonishing views stretching over western Crete, the sea and the surrounding olive groves.**

**You just own the sunset when you live in this house.**

## THE AREA:

Vouves is a small traditional village just 10 minutes driving from the coast and closest beach. There is a taverna within 2 minutes' walk open during the summer months and selling local and basic products. The village also boasts the famous Old Olive Tree dating 3.500 years old and the small local museum besides it.

Within 12 minutes driving you reach the larger village of Kolymbari which is open all year round and offers all types of amenities such as super market, pharmacy, doctors, restaurants, cafes, shops, gas station, bookshop, school, post office, local transportation, highway entrance/exit and many more.

Also worth mentioning is the weekly market on Fridays (only 10 minutes from the house) which is not only a shopping expedition but also a social experience.

Also within 10 minutes driving is the village of Tavronitis offering all types of every day amenities and the intersection to the National Road.

The historical city center of Chania is a 30 minute drive while Chania airport is a 50 minute drive.



## Features:

- Solar panel
- Air conditioning in the living room and 2 bedrooms
- Central heating
- Fully equipped kitchen
- Electrical appliances
- One free standing wardrobe
- Private covered parking
- Exterior storage space
- Fire place
- Wooden doors, windows and shutters
- Double glazed windows with fly screens
- Immersion heater
- Walled property
- Fully furnished

