

# STUNNING VILLA in KOKKINO HORIO



A beautiful three bedroom villa with private pools and amazing panoramic sea views

***NOW Priced at***  
**€299,000**

This lovely villa has a Greek rental licence and is ideal for family holidays, full time living or as a rental investment



DREAMCATCHERS

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**REF: DC-598**

**HOUSE SIZE: 100M<sup>2</sup>**

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

**BASEMENT SIZE: 48M<sup>2</sup>**

**POOL SIZE: 30M<sup>2</sup> plus separate kids pool**

### **SUMMARY:**

This beautiful house is set in a great location with stunning views to the sea at Souda Bay, across to the sunset at Chania and the beautiful White Mountains.

The villa is set on a fully walled and gated plot with ample private parking, large garage, landscaped gardens and a superb main pool, kids pool and terrace area. There is an extensive outdoor dining space area with a covered summer kitchen and BBQ area. Each floor also has covered terraces to make the most of the amazing views.

This upper floor of the villa is the very spacious main living area and has a stunning vaulted wooden ceiling, feature fireplace and double patio doors leading to the extensive front terrace overlooking the pool and gardens.

The fully fitted kitchen is extremely well equipped. There is a separate dining area and also a well finished shower room. Each side of the villa also has additional terraces.



Marble stairs with oak bannisters lead past a beautiful stained glass window to the lower floor which has 3 very good sized double bedrooms all with A/C, ceiling fans and fitted wardrobes. 2 of the bedrooms lead out to their own covered terrace area which also leads to the pool. Also on this floor is the spacious master bathroom with full bath and shower.



The villa also has a large basement area for storage and to house the boiler and tanks.

This property holds an EOT licence making it possible to rent it out all year round as a holiday business.



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## FEATURES:

- All furniture and equipment
- All electrical appliances including ceramic hob, washing machine and dishwasher
  - Central heating pipes and feature fireplace
    - Fitted wardrobes
  - High quality tiling throughout
- Vaulted wooden ceiling with spotlights
  - Internal store cupboard
- Air conditioning and ceiling fans
- Basement and external storage
  - Child friendly outdoor areas
    - Covered built in BBQ area
- Private parking and garage with electric door
  - Large sun terraces and seating areas
- Low maintenance landscaped gardens with irrigation
  - Sensor lights
- Solar panels, water tanks and pump



Fully equipped as a rental business inc. website advertising and summer bookings in place



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