

3/4 BED VILLA WITH POOL IN KEFALAS



This is a beautiful private villa - with stunning gardens, a large private pool and sun terraces. There is also a high quality outdoor kitchen and spacious accommodation.

The villa is sat in the lovely village of Kefalas - a living village with a couple of locals shops and good tavernas. It is also just a short drive to many local villages and nearby beach resorts.

Priced at €430,000

DREAMCATCHERS

REF:DC—1018



**The Bridge, Almyrida, Crete.
TEL: +30 28250 32625 or 6944
843564**

**www.dreamcatchers-crete.com
info@dreamcatchers-crete.com**

HOUSE SIZE: 122 M²

PLOT SIZE: 980 M²

POOL SIZE: 50 M²

SUMMARY:

This fantastic family villa is situated in the quiet village of Kefalas and is within walking distance of the tavernas, kafenions and a number of good local shops.

With stunning sea and mountain views, the property is also just a short drive to the beaches at Georgioupolis, Almyrida and Kalyves.

The villa has an extensive outside area, a very large (50M²) private pool, paved terraces and a fully equipped summer kitchen and BBQ area — covered by a stone columned pergola, creating the perfect outdoor dining area. There is also an outdoor shower area.



The beautiful, multi-level terraces and gardens have lovely stone archways, many seating areas and mature fruit trees and plants.

A further raised terrace from the living area creates another outdoor seating and dining space — to relax and enjoy the tranquillity.

The property also has a useful outdoor room which houses the pool equipment and also provides ample storage space.



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SUMMARY:

The interior of the property is equally impressive — there is a spacious living and dining area with a wood burning fireplace and patio doors leading out to the terrace and pool areas.

The fully fitted kitchen — on the ground floor — is entered through an archway from the dining area and has attractive cream coloured units plus all built-in appliances.



Also, on the ground level, there are 2 two good sized bedrooms - both with patio doors leading to the outdoor areas. There is also a beautifully tiled bathroom with a large walk-in shower.

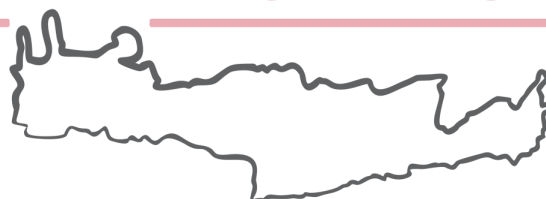
The master bedroom is situated on the upper floor along with a further bathroom - with a full bath and shower. There are also large built-in wardrobes for storage.



The additional and very spacious extra room on this level is currently used as a second living room, but can easily be used as a 4th bedroom. The villa also has many large windows - to make the most of the sea views.

The villa also has nice traditional touches — such as wooden beamed ceilings, exposed stonework and a wood burning stove. However, it is also tiled and finished with a clean modern finish.

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FEATURES:

- Fitted kitchen with built-in appliances
- Summer kitchen and BBQ, grill, sink, fridge and units
- Separate 13M² utility / laundry and storage / pool room
 - Air conditioning and ceiling fans
 - Double glazed aluminium doors and windows
 - Traditional wood burning stove
 - Off road private parking
 - Fitted wardrobes
- Fully landscaped gardens with an irrigation system
 - Extra water and storage tanks
 - Telephone and Internet connection



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