

4 BEDROOM VILLA IN SELLIA



This wonderfully unique four bedroom villa offers a rare opportunity to own a beautiful village house.

The villa has many traditional features blended with its excellent design – and also has high quality fixtures and fittings.

Priced at €375,000

DREAMCATCHERS



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REF DC-1014

MAIN HOUSE SIZE: 172 M²
PLUS LARGE BASEMENT (143 M²) AND GARAGE
PLOT SIZE: 774 M²

SUMMARY:

This substantial and modernised home overlooks the unique forests of Apokoronas. From the balconies there are panoramic views of the whole area to Chania, Reythmno — and across to the White Mountains.

The villa sits on a large private plot with its own entrance and with external parking plus a garage. The plot is cleverly tiered and provides secluded seating areas, rose and herb gardens and shady courtyards — as well as lots of space for landscaping and the addition of a private pool if required.

The villa has an extensive basement, garage, and storage areas — as well as a separate boiler room and workshop.

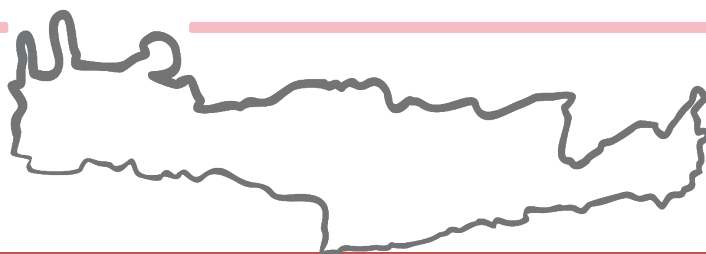
Sellia is a small, traditional and friendly Greek village — with local village houses mixed with a minimal cluster of apartments tastefully restored from traditional stone buildings, by a family that produce quality local wines.



The old upper village - that leads beyond the church to the highest forested hill in the area - is quaint and unchanged.

Whilst being within easy reach of various villages and beach resorts - such as Vamos, Kalives and Chania on one side and Georgiopolis and Reythmno on the other - Sellia remains a peaceful and undeveloped village.

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SUMMARY: (Continued)

This well planned villa is actually set across 2 levels, which can be accessed both externally and via an internal staircase. It contains 4 bedrooms and 2 bathrooms — plus two living areas — making the villa perfect for large families, friends and with great holiday rental potential.

The ground floor consists of a spacious living and dining area plus a separate fully fitted kitchen accessed through a pretty archway.

The cosy living space has wooden ceilings and a feature wood burning fireplace. Patio doors lead out from here to a large covered terrace area.

Also on this floor , there are 2 double bedrooms with wooden floors and also a large bathroom with a full bath and a shower.



An open wooden staircase leads to the upper floor which is a vast, beautifully designed living space — with a high vaulted ceiling and sliding glass doors leading out to the upper terrace and its amazing panoramic views

There are a further 2 double bedrooms here including the master bedroom with pitched wood ceilings, plus a bathroom with a Jacuzzi bath and double sink. There is also a separate utility room with a washer, dryer, a sink and additional storage space.



All 4 bedrooms have patio doors leading to side balconies overlooking the gardens.

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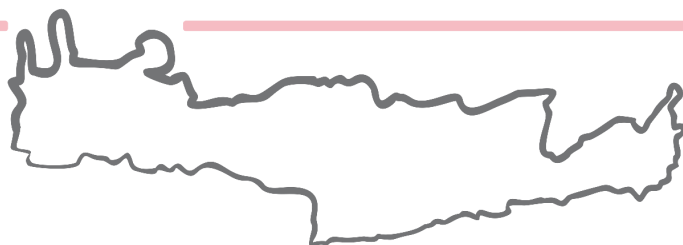
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FEATURES

- Under floor and oil fired radiators for Central Heating
 - All main furniture items included
 - Air conditioning to master bedroom
 - Fully fitted kitchen with appliances
 - Separate utility room
 - Fitted wardrobes
 - Double Solar panel and water tanks
 - Vaulted wooden ceilings
 - OTE Telephone and Internet connection
 - Wood burning stove
 - Room for private pool
 - Large garage and parking areas.
- Large basement, workshop and wood store areas
 - Additional building allowance
 - Water filtration system



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