# EXCEPTIONAL 3 BED VILLA & POOL IN KAMBIA



This is a very high quality villa for sale in Kambia — with 3 Bedrooms, 2 Bathrooms, a private swimming pool with sun terraces, BBQ area, a garage and stunning Sea and Mountain views overlooking the countryside to Souda Bay.

This is a truly first class property—for use as either a wonderful holiday villa, a permanent home or as an investment for the Cretan rental market.

Priced at €439,000

## DREAMCATCHERS

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

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

**REF:DC-1053** 

HOUSE SIZE: 110 M<sup>2</sup> PLOT SIZE: 1100 M<sup>2</sup>

POOL SIZE: 18 M<sup>2</sup>

### **SUMMARY:**

This beautiful private villa, completed in 2011, is in a truly great location in the village of Kambia, near Plaka — overlooking Souda Bay, with panoramic Sea and Mountain views.

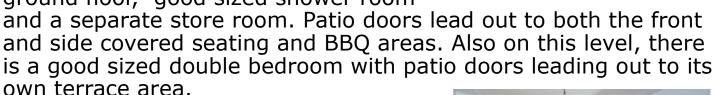
The high quality villa has many traditional features including stone details and archways—with a high specification finish throughout.

The villa sits on a large plot — with a raised private pool and terraced areas. It is very well landscaped with a wide variety of mature plants and fruit trees. There is a gated entrance and

driveway, private garage and additional

space for parking.

The entranceway leads into the open plan interior of the villa. The ground floor has a spacious living area with a traditional stone archway to the separate kitchen and dining area plus a ground floor, good sized shower room



Stairs lead to the upper floor which has 2 further double bedrooms — plus a fully tiled shower room. The hallway and large master bedroom have patio doors leading out to the upper large balcony area. This is a perfect spot to sit and relax — overlooking the pool and

gardens— and fully enjoy the views and the tranquillity.

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#### **FEATURES:**

- All fittings and fixtures
- Modern, fully fitted kitchen with white goods
  - Air conditioning
  - Pipes for Central heating
  - High quality tiling throughout
    - Fitted wardrobes
    - Private pool and terraces
  - Covered and paved terraces plus BBQ area
    - Gated driveway and garage
    - Stone archways and stone detail
- New Solar panel, water tank and Immersion heater
  - Satellite TV and internet system
  - Fully landscaped Gardens with Irrigation system
    - Recently repainted throughout

#### All Main furniture items open to negotiation.





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