

4 BED VILLA & POOL IN XIROSTERNI



This lovely 4 bedroom villa sits on a private plot amongst beautiful forestry land close to the centre of the village of Xirosterni and 5 minutes drive from the larger village of Vamos.

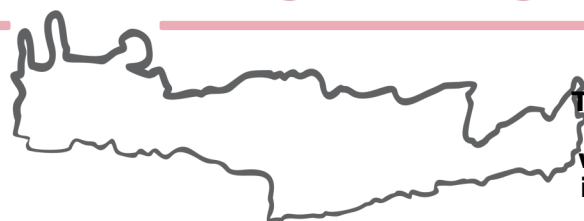
It has very nicely landscaped gardens, a large private pool, outdoor kitchen and shower and extensive terraces and is private and secluded.

This property is perfect as either a holiday rental villa or a full time family home and is very convenient for the resorts of Almyrida and Kalyves.

PRICED AT €469,000

DREAMCATCHERS

REF:DC- 1061



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VILLA SIZE: 150M² PLOT SIZE: 1200M²
POOL SIZE: 40M²

SUMMARY:

This beautiful house, completed in 2004/5, is set in a very secluded location amongst the green forest areas of Xirosterni - with views to both the White Mountains and Souda Bay

The villa has been well designed in all areas — to make the most of the views and the privacy. It sits on a large private plot with a newly reinforced and re-tiled private pool with spacious sun terraces. There is a newly added, covered outdoor kitchen and walk-in hot and cold shower area. The gated plot has a driveway with plenty of parking space and lovely gardens and outdoor seating areas.

The villa makes the most of the views with its layout— including the living area on the upper floor. This is a spacious open plan living and dining area with a corner fireplace and three sets of patio doors - all leading out to the terraced areas.

There is a separate fully fitted kitchen area fitted with appliances.

The 4th bedroom, also has its own terrace with lovely views and there is also a WC on this level.

The ground floor has a further 3 good sized double bedrooms all with their own private terraces. The master bedroom has an en-suite shower room and the main bathroom has a full bath, shower and vanity units

The villa has ample 'under stairs' storage and also an additional store/tool room situated in the gardens.

The villa has been recently refurbished and is in excellent condition. It is also being used this year as a successful holiday rental business.



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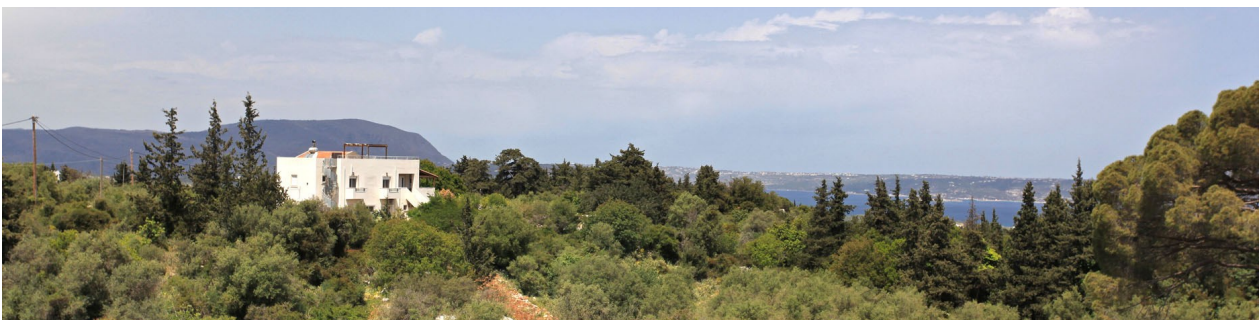
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FEATURES:

- Air conditioning throughout
- All main furniture items included
- All fixtures and fittings
- Pipes for Central Heating and fireplace
- Fitted Kitchen with appliances including a washing machine.
- Fitted wardrobes
- Solar Panel, water tanks and immersion heater
- Double glazed aluminium doors and windows throughout
 - Covered outdoor kitchen area
 - Outdoor hot and cold shower
 - 60 M² of external terraces
- Landscaped gardens - with olive trees and irrigation system
 - Telephone and Internet connection
 - Gated plot with off-road parking
 - External and internal storage space



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