

Property ID K3778

## Beautifully renovated traditional house with sea views situated in beautiful picturesque village



74100 Maroulas - Rethymno

## Unser Angebot

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	74100
<b>City</b>	Maroulas - Rethymno
<b>Country</b>	Greece
<b>Additional geographical information</b>	Kreta
<b>Living area</b>	approx. 220 m <sup>2</sup>
<b>Usable area</b>	approx. 220 m <sup>2</sup>
<b>Number of rooms</b>	4
<b>Number of bedrooms</b>	3
<b>Number of bathrooms</b>	4
<b>Plot size</b>	approx. 92 m <sup>2</sup>
<b>Purchase price</b>	575.000,00 €
<b>External commission</b>	3,57% (including VAT) of the purchase price
<b>Condition</b>	Renovated
<b>Combustion</b>	Wind / Water heat pump
<b>Heating type</b>	Autonomous heating
<b>Number of floors</b>	3
<b>Cable Sat TV</b>	Yes
<b>Terrace</b>	Yes
<b>Beach</b>	5,20
<b>Town</b>	9
<b>Airport</b>	78 km

### Location

At the heart of this village is a small taverna serving excellent traditional Cretan cuisine. An integral part of local life, a place where friends meet to spend an hour or two with ouzo in hand and lively conversation.

Nearest town: Center of Rethymno (9 km)  
 Nearest beach: Rethymnon Beach (5.2 km)  
 International airport: 78 km.

### Property description

This beautifully restored property dates back to the late Minoan III period.

It is located in the quiet village of Maroulas in Rethymnon and has been declared a landmark by the Ministry of Culture.



Maroulas is an extremely picturesque village 150 meters above sea level, surrounded by breathtaking sea views and a warm, welcoming atmosphere.

The property has been carefully upgraded and modernized while retaining its innate subtle grandeur.

The original features have been brought back to life. Wooden floors and ceilings, stone walls, magnificent open fireplaces - Epochal Times is beautifully furnished and surprisingly spacious.

It combines tradition with every modern comfort. Epochal Times is sold furnished and has a fully equipped kitchen and three romantic bedrooms with luxurious en-suite bathrooms.

The elevator facilitates access to the three separate levels.

On the top floor there is a sun terrace where you can relax in the jacuzzi and enjoy the sea views and at night the lights of Rethymno, just a short drive away.

An authentic Greek living in an authentic Greek environment.

## **Equipment/Features**

- elevator
- Double insulated glazing
- underfloor heating
- Solar water heater
- sea view
- Internet access
- Air conditioning
- Near a beach
- Supermarket nearby
- barbecue
- Fully furnished villa
- Fireplace
- Jacuzzi
- Three floors



**Your contact person**

Herr Dipl.-Ing. Konstantin Korakas  
immotip24.de - hellasproperty.com

Hans-Sachs-Str. 18

82194 Gröbenzell

Phone: +49 8142/4401880

Homepage: [www.hellasproperty.com](http://www.hellasproperty.com)

Email: [info@hellasproperty.com](mailto:info@hellasproperty.com)

We cannot take any guarantee for the property details as they are not provided by us. This expose is strictly for your personal use. Passing it on to a third party is expressly subject to our agreement and does not affect our right to commission on the closure of any contract. All discussions and correspondence must be carried out via our offices. In cases of violation of this we reserve the right to claim damages to the value of our right to commission. A pre-sale is not excluded.