

Property ID K4158

## Reserved! Exceptional villa in the picturesque village of Gavalachori near Apokoronas / Chania / West Crete



73008 Gavalachori, BS-6358 BS-6358

## Unser Angebot

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	73008
<b>City</b>	Gavalachori
<b>Country</b>	Greece
<b>Additional geographical information</b>	Kreta
<b>Living area</b>	approx. 217 m <sup>2</sup>
<b>Usable area</b>	approx. 17 m <sup>2</sup>
<b>Number of rooms</b>	6
<b>Number of bedrooms</b>	5
<b>Number of bathrooms</b>	3
<b>Plot size</b>	approx. 1.480 m <sup>2</sup>
<b>Purchase price</b>	750.000,00 €
<b>External commission</b>	3,57% (including VAT) of the purchase price
<b>Condition</b>	Sehr gut
<b>Combustion</b>	Solar
<b>Number of floors</b>	2
<b>Cable Sat TV</b>	Yes
<b>Parking spaces</b>	2 Private parking spaces
<b>Terrace</b>	Yes

### Location

The location is excellent, as you have a beautiful view of the sea and the surrounding area.

Beautiful villas are built in the surrounding area. The area has all kinds of stores for daily use.

2 km from the beach, 3 km from cosmopolitan Elounda and 6 km from picturesque Aghios Nikolaos, the largest town in eastern Crete.

### Property description

This exceptional villa is located in the picturesque village of Gavalochori in the district of Apokoronas, Chania, on the island of Crete. It offers a total living area of 217 m<sup>2</sup> on a private plot of 1,487 m<sup>2</sup> and is spread over three levels. With a total of five bedrooms and three bathrooms, it combines modern comfort with an impressive natural environment.

The main living area includes a fully equipped kitchen with modern appliances, an open plan living and dining area and direct access to a spacious balcony overlooking the large swimming pool.



On the lower floor there are two air-conditioned bedrooms with fitted wardrobes and a shared bathroom. The upper floor houses three further bedrooms, including one with an en-suite bathroom, as well as a cozy sitting area on the top floor with access to the roof terrace, which offers spectacular panoramic views.

## **Equipment/Features**

The outdoor area is lovingly landscaped and includes a private swimming pool, sunbathing area and well-tended gardens, creating an ideal environment for relaxing and socializing.

The villa offers both privacy and comfort and is located in the charming village of Gavalochori, which has all the essential amenities including tavernas, cafes, a bakery and small supermarkets. In addition, the sandy bay of Almirida is only about ten minutes away by car, making the property particularly attractive both for year-round living and as a luxury vacation home.

## **Other data**

- Access via asphalted road
- Air conditioning
- garden
- Mountain view
- Bakery nearby
- Mini market nearby
- Tavern nearby
- Sea view
- Solar system
- Swimming pool



**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)

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