Property ID K4752

Quietly located villa with a view of the sea and the white mountain peaks surrounded by greenery!



73014 Xamoudochori - Platanias - Chania

Unser Angebot

Type of property	House
Kind of property	Villa
Postcode	73014
City	Xamoudochori - Platanias - Chania
Country	Greece
Additional geographical information	Kreta
Living area	approx. 210 m^2
Usable area	approx. 210 m^2
Number of rooms	6
Number of bedrooms	3
Number of bathrooms	4
Plot size	approx. 5.674 m^2
Purchase price	680.000,00 €
External commission	3,57% (including VAT) of the purchase price
Condition	Well maintained
Heating type	Central heating system
Number of floors	3
Parking spaces	2 Private parking spaces 1 Garage
Balcony	Yes
Terrace	Yes
Village	3,50
Town	19
Einkaufsmöglichkeit	3,50 km
Gastronomy	3,50 km
Krankenhaus	19 km
Airport	34 km

Location

Xamoudochori
Xamoudochori is a semi-mountainous village near Chania with a breathtaking view of the coast of Platanias. Xamoudohori is located 19 km from the center of Chania at an altitude of 110 meters. There is a traditional café in the center of the village and further shopping facilities can be found in Maleme, 3.5 km away. The village offers views of the endless olive groves and vineyards of the surrounding area as well as the bay of Chania. Shortly after Xamoudohori we reach the picturesque village of Kiparissos, which nestles on the slopes of Platanias.

Platanias is located in western Crete, just 10 km from the center of Chania, on the road to Kastelli. The attractive vacation resort boasts high-quality hotels, excellent service and breathtaking scenery. Platanias is also known for its 4 km long, gleaming

white sandy beach, which has been awarded the Blue Flag - an EU seal of quality for clean and well-kept beaches - seven years in a row. Apart from tourism, Platanias is still known for its agricultural products such as citrus fruits, oranges and olive oil as well as for its warm and hospitable inhabitants. There is a regular bus service to Chania and the surrounding villages. Platanias is only 34 km from Chania International Airport and 22 km from the port of Souda.

Property description

This house is located in Xamoudochori, Platanias, Chania.
The property comprises 5674 m^2 of land, of which 3360 m^2 is the house and 2313 m^2 is an adjacent plot.
The 210 m^2 house has a main house on the first floor and two apartments on the upper floor.

The main house comprises a kitchen, a dining and living area, a bathroom and a bedroom with en suite bathroom. Archways separate the living and dining areas; doors lead onto a pergola and into the garden.

On the upper floor there are two bright, mirror-image apartments, each with a bedroom with balcony, a bathroom and an eat-in kitchen with access to a large balcony overlooking the greenery.
A staircase leads to a storage room and a large roof terrace with solar panels.

The boiler, water tank and access to the garage are located in the basement. The driveway lined with olive trees leads to a spacious parking area.

The surrounding garden offers paths, trees, flowers, herbs and several seating areas. A stone terrace invites you to linger, while a private area is equipped with a brick barbecue and dining area.

The second plot is planted with irrigated olive trees and is again adjacent to the parking lot.

Equipment/Features

- Fully landscaped gardens
- Garden irrigation system
- garage
- Central heating
- Wood burning stove
- Air conditioning
- Ceiling fans
- Furnished
- Fitted wardrobes

- Double glazed windows
- Landline & Internet
- Outside barbecue

Other data

The special feature of this villa is that it is very spacious and is therefore perfect as an investment or for year-round owner-occupation for family and guests!

It is worth mentioning that the house will be handed over partially furnished with electrical appliances. You or your guests can move straight in and enjoy your stay.

In a few words, this dream villa is the perfect place to recharge your batteries and spend quality time with friends and family.



Your contact person

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