

Property ID K5144

## Charming villa with ocean and mountain views, located in Tsivaras near Apokoronas.



73003 Tsivaras Apokoronas, KH411



## Unser Angebot

|                                            |                                             |
|--------------------------------------------|---------------------------------------------|
| <b>Type of property</b>                    | House                                       |
| <b>Kind of property</b>                    | Villa                                       |
| <b>Postcode</b>                            | 73003                                       |
| <b>City</b>                                | Tsivaras Apokoronas                         |
| <b>Country</b>                             | Greece                                      |
| <b>Additional geographical information</b> | Kreta                                       |
| <b>Living area</b>                         | approx. 117 m <sup>2</sup>                  |
| <b>Usable area</b>                         | approx. 117 m <sup>2</sup>                  |
| <b>Number of rooms</b>                     | 4                                           |
| <b>Number of bedrooms</b>                  | 3                                           |
| <b>Number of bathrooms</b>                 | 2                                           |
| <b>Plot size</b>                           | approx. 508 m <sup>2</sup>                  |
| <b>Purchase price</b>                      | 449.000,00 €                                |
| <b>External commission</b>                 | 3,57% (including VAT) of the purchase price |
| <b>Condition</b>                           | Renovated                                   |
| <b>Combustion</b>                          | Oil                                         |
| <b>Heating type</b>                        | Central heating system                      |
| <b>Number of floors</b>                    | 3                                           |
| <b>Cable Sat TV</b>                        | Yes                                         |
| <b>Parking spaces</b>                      | 2 Private parking spaces                    |
| <b>Balcony</b>                             | Yes                                         |
| <b>Terrace</b>                             | Yes                                         |
| <b>Beach</b>                               | 2                                           |

### Location

Tsivaras has retained its authentic Cretan character, with narrow alleys, traditional stone and whitewashed houses, a small café, and a mini-market. The village is located about 2 km from the coast, 2 km from Kalives, and 4 km from Vamos. Kera Beach is about a 3-minute drive away, Almyrida is about 5 minutes away, and the national highway is about 3 minutes away.

#### Tsivaras

Tsivaras in Crete is a small village between Vamos and Kalives. It sits on a hill 120 meters above sea level and offers a beautiful view of the sea and the olive groves. This makes it one of the best locations in Crete to purchase a property. The village has a small café and a mini-market. Additional shops and services (supermarket, café, restaurants, stores, etc.) can be found in Kalives or Vamos, both 3 km away.

#### Apokoronas

Apokoronas in Crete lies at the foot of the White Mountains in the northeast of the Chania Prefecture and is one of the greenest regions on the island. The area offers

numerous attractions, including Lake Kournas Crete's only freshwater lake and the archaeological site of Aptera, with its breathtaking view of Souda Bay. Apokoronas captivates visitors with its abundance of historic and picturesque villages featuring traditional taverns, as well as lively seaside resorts with beautiful sandy beaches along the coast, such as Kalyves, Almyrida, and Georgioupolis. The region is a popular destination for anyone looking to buy real estate in Crete.

### Property description

This charming and bright house is for sale in the quiet, traditional village of Tsivaras, Apokoronas, and offers beautiful views of the mountains, the countryside, the village, and the sea in the distance. The house has a living area of 117 m<sup>2</sup> and is situated on a 508 m<sup>2</sup> lot. It was renovated in 2022 and is ideal as a primary residence, vacation home, or investment property. Additionally, there is the possibility to build on an additional 200 m<sup>2</sup>

The ground floor features an entryway, a double bedroom, a bathroom, a spacious living and dining area, and a fully equipped kitchen with wood cabinets and built-in appliances. French doors open onto a covered veranda with direct access to the garden. The upper floor features two additional double bedrooms and a bathroom. Both bedrooms open onto a spacious, covered terrace with stunning views of the countryside and the sea. There is also a rooftop terrace and a balcony, which provide additional outdoor living space.

The property features an entrance gate and includes a paved driveway, private parking spaces, and paved areas surrounding the house. The outdoor space comprises a garden, a courtyard, a barbecue area, and several seating areas, as well as an above-ground swimming pool and a tool shed.

A quiet yet conveniently located property that offers privacy, attractive views, spacious outdoor areas, and excellent potential for both personal use and rental purposes.

### Equipment/Features

Balcony with ocean view

Garden

Private parking

Central heating

Air conditioning

Furnished



Kitchen appliances

Mountain view

Ocean view

Shopping nearby

Paved road



**Your contact person**

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