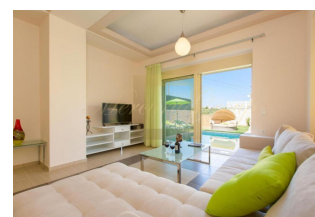
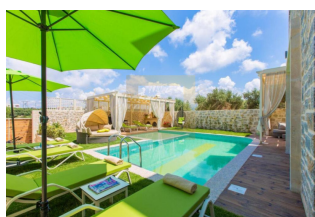


### Villa 211 m<sup>2</sup> Crete

Greece, Crete

<b>Price:</b>	<b>€ 485 000</b>
<b>Object type</b>	House
<b>Year built</b>	2014
<b>Bedrooms</b>	4
<b>Number of rooms</b>	5
<b>Land area</b>	406 m <sup>2</sup>
<b>Area</b>	211 m <sup>2</sup>
<b>Category</b>	For sale



Offered For Sale: Charming Villa in the Rethymno Prefecture, Crete! This distinctive stone-built villa spans 211m<sup>2</sup> and effortlessly combines four bedrooms and three bathrooms, offering a perfect blend of entertainment and everyday living. Designed with an open-plan layout, high ceilings, and a spacious kitchen, this home provides a generous and comfortable living environment. Situated on a private 406m<sup>2</sup> plot, the property offers serene seclusion in a quiet neighborhood while being just minutes away from essential amenities and only 13 km from the center of Rethymno. House Layout: Ground Floor: The open-concept design includes a kitchen, dining area, and living room, with a hallway leading to a shower WC and a bedroom that is accessible for people with physical disabilities. The kitchen is the heart of the home, opening directly onto the garden and private pool, fostering a seamless indoor-outdoor living experience. First Floor: The first floor consists of two bedrooms sharing a shower WC. Both bedrooms have access to balconies that offer stunning corner views of the sea, mountains, and olive groves. Attic: The attic features a spacious bedroom with its own bathroom and access to two balconies. The larger balcony is equipped with infrastructure for a jacuzzi and provides breathtaking views of the sea, mountains, and olive groves. Fully furnished and equipped, the villa includes five air conditioning units, large aluminum-framed windows, a private pool, a BBQ area, and a dedicated parking space suitable for a large vehicle. Additionally, the property is pre-equipped with infrastructure for a heating/cooling pump and security cameras, and it offers an extra 72m<sup>2</sup> of building potential. Distances: Sandy Beaches: 1.5 km (3 minutes by car) Rethymno City Center: 12 km (15 minutes by car) Supermarkets: 2 km (2 minutes by car) Heraklion Airport: 72 km Chania Airport: 72 km Rental Potential: This villa offers exceptional potential for short-term rentals, with a proven track record of successful summer rentals and solid returns on investment.

#### Contacts:

**Julia Barsukova**  
**GSM:** +37129128323  
 (Viber, WhatsApp)  
**E-mail:** julia@mgroup.lv