



### Villa 116 m<sup>2</sup> Crete

Greece, Crete

<b>Price:</b>	<b>€ 450 000</b>
<b>Object type</b>	House
<b>Year built</b>	2010
<b>Bedrooms</b>	3
<b>Number of rooms</b>	4
<b>Land area</b>	730 m <sup>2</sup>
<b>Area</b>	116 m <sup>2</sup>
<b>Category</b>	For sale



Offered For Sale: Charming Villa in the Heraklion Prefecture, Crete! This distinctive villa spans 120m<sup>2</sup> and effortlessly combines three bedrooms and two 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 700m<sup>2</sup> plot, the property offers serene seclusion in a quiet neighborhood while being just minutes away from essential amenities. House Layout: Ground Floor: The open-concept design includes a kitchen with dining area, and separate living room with fireplace and dining area. 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. The bigger bedrooms have access to balcony that offer stunning views of the sea, mountains. Semi-Basement: The semi-basement consists of a master bedroom with ensuite shower! a separate wc and the machine room. Fully furnished and equipped, the villa includes air conditioning units, large aluminum-framed windows, a private pool, a BBQ area, and a dedicated parking space suitable for a large vehicles. Additionally, the property has a heating oil system. 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:

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