



**Villa 197 m<sup>2</sup> in Crete**

*Greece, Crete*

<b>Price:</b>	<b>€ 850 000</b>
<b>Object type</b>	House
<b>Year built</b>	2010
<b>Bedrooms</b>	1
<b>Number of rooms</b>	4
<b>Land area</b>	1350 m <sup>2</sup>
<b>Area</b>	197 m <sup>2</sup>
<b>Category</b>	For sale



Offered for sale a Charming Villa with Private Pool in Heraklion, Crete. Presenting a delightful 197m<sup>2</sup> villa nestled on a generous 1350m<sup>2</sup> private plot, this property offers a harmonious blend of comfort and natural beauty. Constructed in 2010, this meticulously maintained villa boasts a range of desirable features that make it an ideal choice for your next home. As you step inside, you'll be greeted by an inviting ambiance that permeates throughout the spacious living areas. Ground Floor | Living Room & Lounge Area (Featuring a 55' smart TV) • Fully Equipped Kitchen • Shared WC • The Living Room has two sofa beds • Direct access to the infinity pool, BBQ and terrace. First Floor | 3 bedrooms in total and one shared bathroom! More specifically: Double Bedroom with Queens Bed (1.60x2.00) • Twin Bedroom with two single beds (0.90x2.00) that can be converted into a King Bed • Twin Bedroom with two single beds (0.90x2.00) • Shared bathroom with bathtub. Stand Alone Studio | Lounge Area (Featuring a 55' smart TV) • Fully Equipped Kitchen Double Bedroom with Queens Bed (1.60x2.00) • En-Suite bathroom with walk in shower. The villa comes fully furnished and equipped, allowing you to settle in effortlessly and start enjoying your new abode from day one. Indulge in the luxury of your own private pool, set against a backdrop of stunning mountain and olive grove views. Relax and unwind in this serene setting, or entertain friends and family with outdoor gatherings on the expansive patio area. The beautifully landscaped garden adds an extra touch of tranquility to the surroundings. During cooler months, cozy up by the fireplace and enjoy the warmth and comfort it brings. Additionally, the villa offers diesel heating, providing efficient and reliable temperature control throughout the year. With air conditioning for cooling and heating, you'll stay comfortable no matter the season. Convenience is key, and this villa doesn't disappoint. The property features private parking space, ensuring that you and your guests can always park with ease. Located just a short 20-minute drive from Heraklion, you'll have quick access to a variety of amenities, including shops, restaurants, and cultural attractions. Embrace the charm and beauty of this villa, where every aspect has been carefully designed to enhance your living experience. Don't miss out on this incredible opportunity to make this exceptional property your own. Contact us today to arrange a viewing and start envisioning the lifestyle that awaits you in this captivating villa!

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