

## About location

The villa is located in a short distance outside of Georgioupoli's center . The area is full of olive trees and greenery. The view of land, mountains and sea are breathtaking and can be enjoyable peacefully just by listening the local animals and feeling the Cretan breeze. The center of town has a picturesque road with eucalyptus trees leading to its port. All in a beautiful location a few meters from the longest sandy beach of Crete ,Georgioupoli's beach, but also and from the only natural lake of Crete, Kournas. Plenty of restaurants and café are around the center where you can taste traditional Cretan dishes. Georgioupoli has also regular bus routes throughout the year for Chania and Rethimno. Lastly, you can easily find around the center many ATMs, banks, markets and doctors' offices.

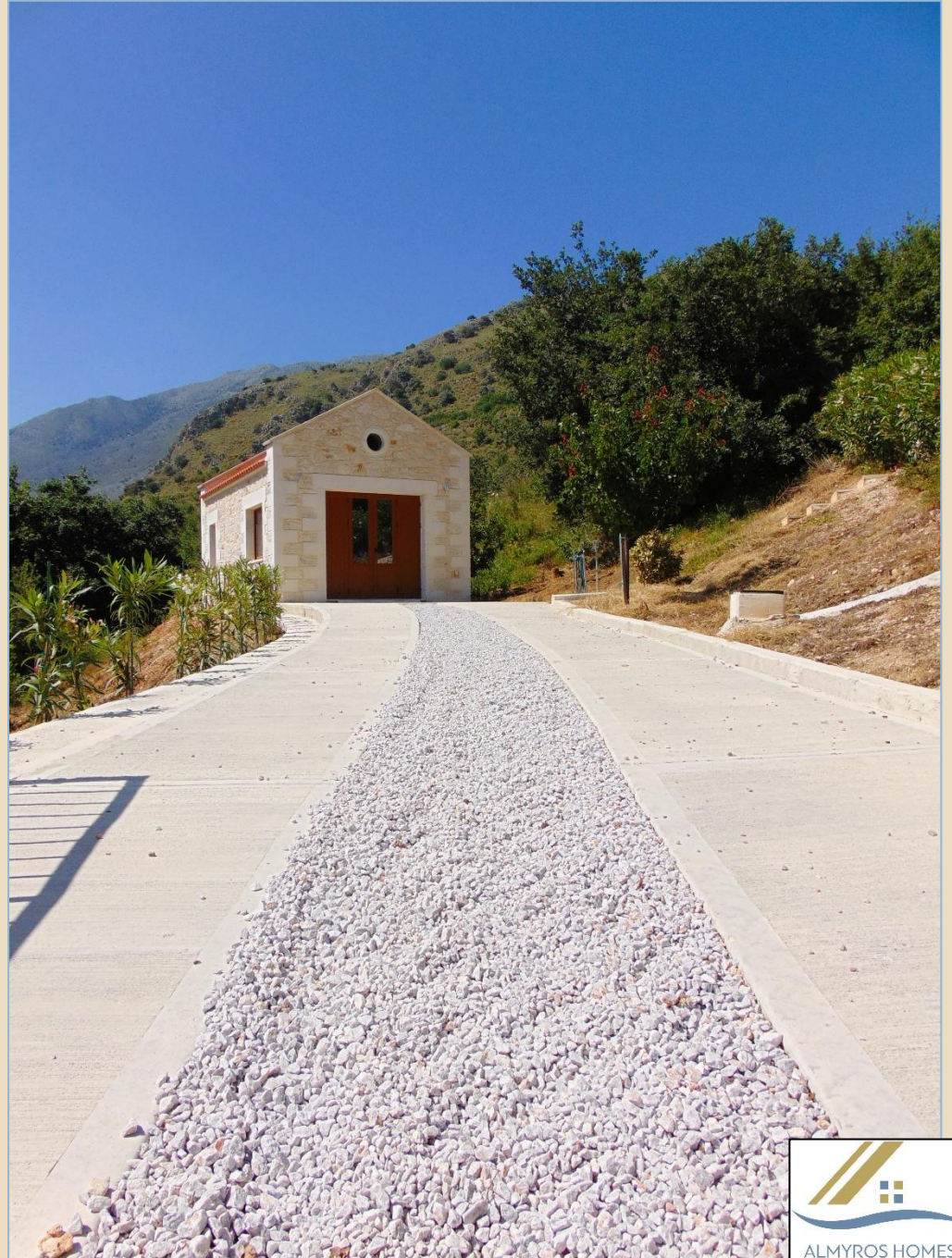
## About villa

Three storey stone villa with basement & garage, a separated guesthouse and pool in a plot of 8253.1 m<sup>2</sup>. The basement is 50.9 m<sup>2</sup> and it consists of one WC, the laundry area, the engine room for the elevator and the garage. The ground floor is 113.7 m<sup>2</sup> and it has three bedrooms, three bathrooms, one walk-in closet, a living room and a semi-outdoor space. The floor is 85.2 m<sup>2</sup> and it has an open space of kitchen, dining area and living room , one bathroom, one balcony and one veranda. All the floors are connected with staircase and elevator. The villa comes with a separated guesthouse which is 34.2 m<sup>2</sup> and it has one bedroom, one bathroom and one small kitchen . In the outdoor area there is the pool with area of 34 m<sup>2</sup> , a pergola with bbq area and lot of grass . The villa is ideal for those wishing to escape the stress of big cities and relax enjoying the Cretan countryside.









## Location of the villa





# DISTANCES

**HERAKLION  
AIRPORT**  
93km (1 hour 17 min )

**CHANIA  
AIRPORT**  
47 km (47 min by car)

**RESTAURANTS&CAFE**  
2km



**BEACH**  
2 km



**CHANIA  
CITY**  
42 km (40 min by car)

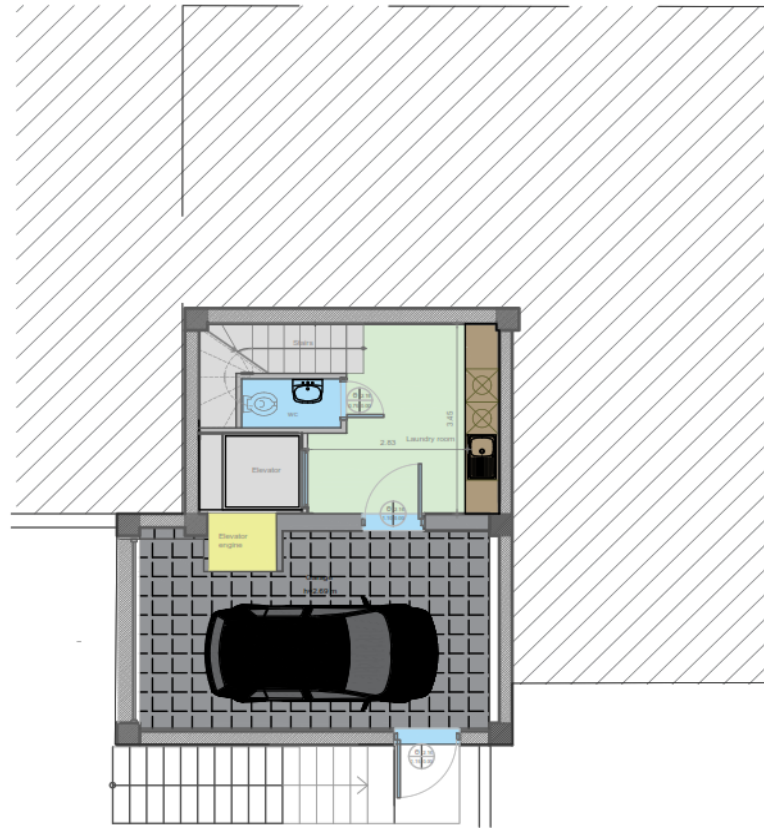


**SOUDA SEA PORT**  
34 km (45 min by car)

**RETHIMNO  
CITY**  
22 km (22 min by car)

|                     |                                                                                     |                                                          |
|---------------------|-------------------------------------------------------------------------------------|----------------------------------------------------------|
| Location            |    | Crete Georgioupoli                                       |
| Total property size |    | 284 m <sup>2</sup>                                       |
| Plot size           |    | 8253.1 m <sup>2</sup>                                    |
| Levels              |    | 3                                                        |
| Bedrooms            |    | 4                                                        |
| Bathrooms           |    | 6                                                        |
| Extras              |   | Elevator, laundry room, garage, guesthouse, solar boiler |
| Heating             |  | Central Heating & A/C                                    |
| Pool                |  | Yes                                                      |
| Outdoor             |  | Green garden with landscape design, bbq area, pergola    |





Basement-Ground floor garage 50.9 m2

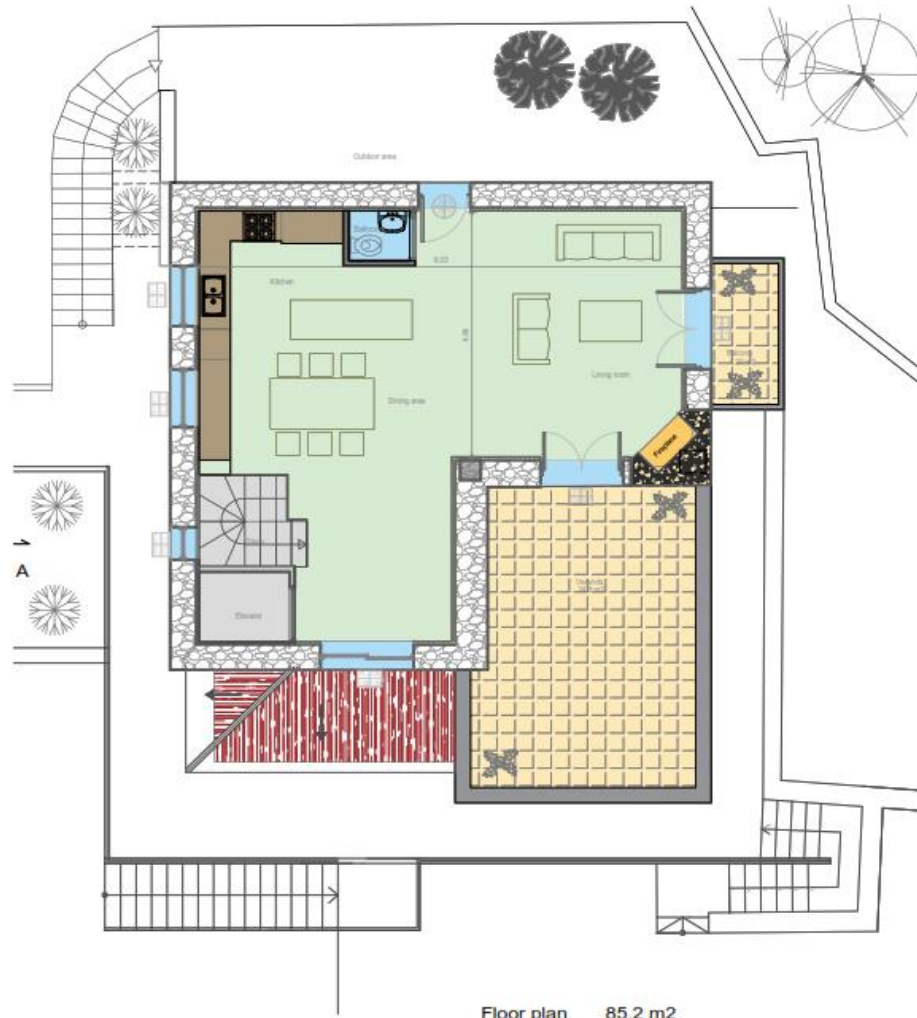
Garage 29.3 m2

Basement 21.6 m2

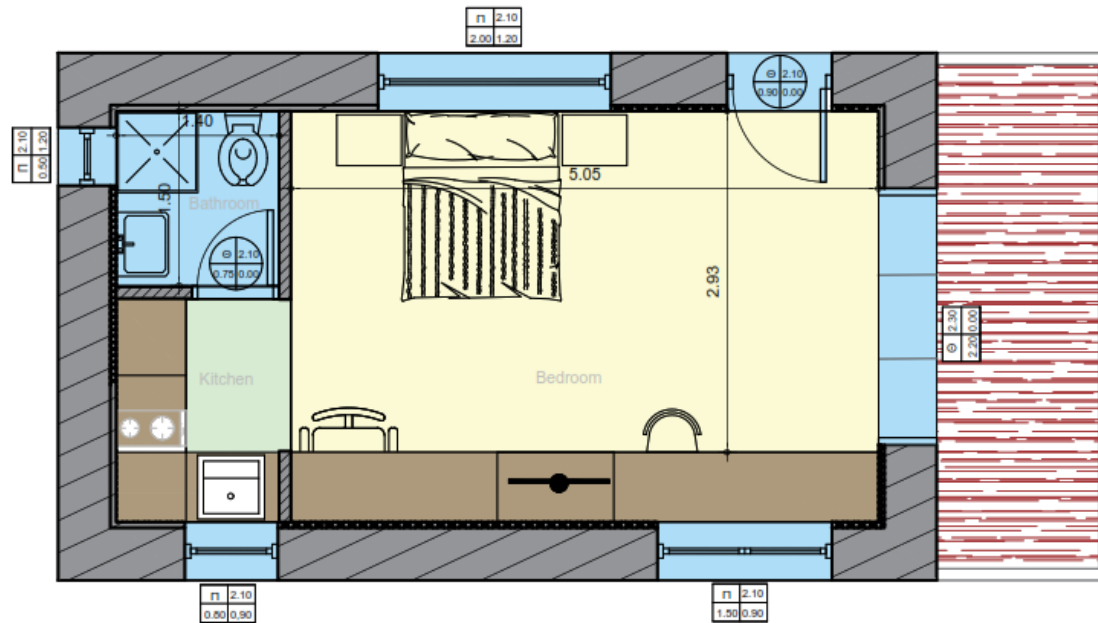


Ground floor plan 113.7 m<sup>2</sup>

|             |                     |
|-------------|---------------------|
| Bedroom 1   | 12.5 m <sup>2</sup> |
| Bedroom 2   | 13.4 m <sup>2</sup> |
| Bedroom 3   | 15 m <sup>2</sup>   |
| Bathroom 1  | 3.3 m <sup>2</sup>  |
| Bathroom 2  | 3.1 m <sup>2</sup>  |
| Bathroom 3  | 6.1 m <sup>2</sup>  |
| Living room | 18.1 m <sup>2</sup> |



|             |         |
|-------------|---------|
| Floor plan  | 85.2 m2 |
| Kitchen     |         |
| Living room | 55.3 m2 |
| Dining area |         |
| Bathroom    | 1.17 m2 |

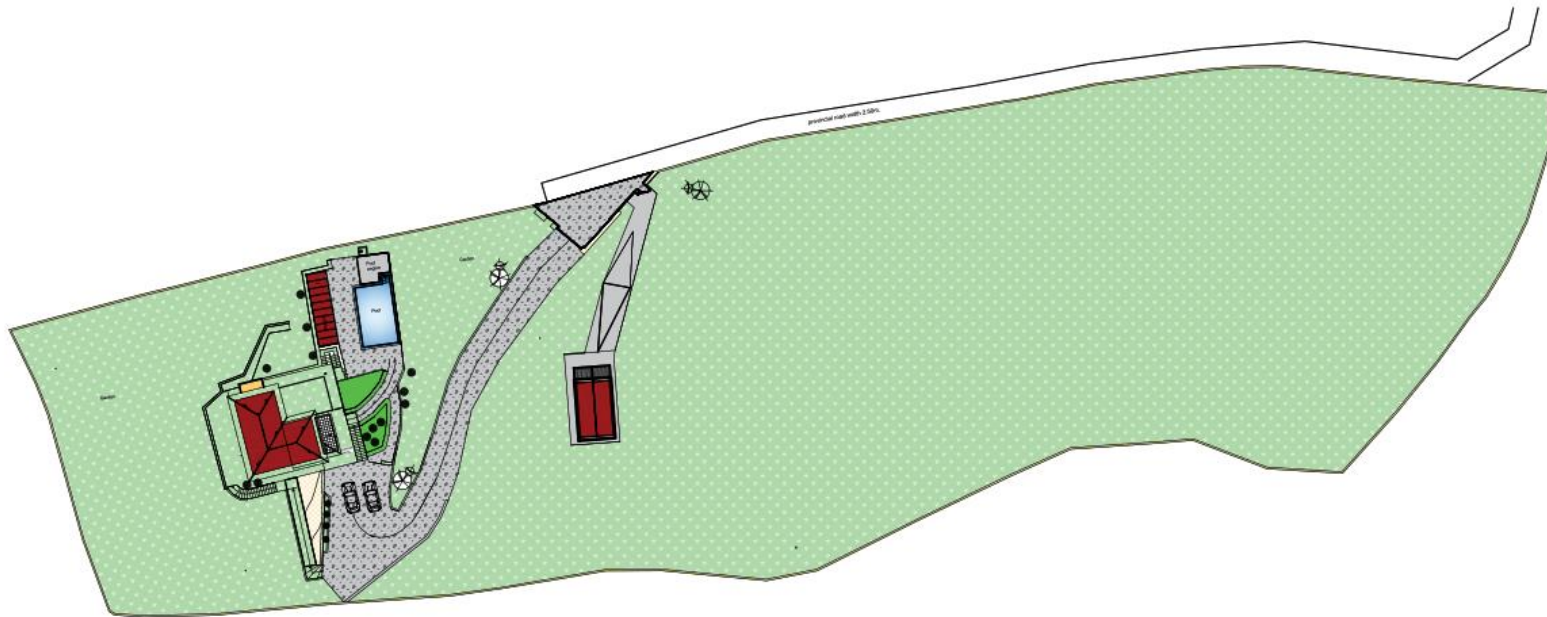


Guest house 34.2 m<sup>2</sup>

Bedroom 14.8 m<sup>2</sup>

Kitchen 2.8 m<sup>2</sup>

Bathroom 2.11 m<sup>2</sup>





Are you looking for a property or an investment opportunity ?

## Contact us

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