

Charming stone cottage with possibility to build up for stunning mountain panorama, in charming village 25 mins from some of the region's most unspoilt beaches.



- *Approximate House Area: 60 M<sup>2</sup>*
- *Approximate Plot Area: 68 M<sup>2</sup>*
- *Rooms: 3*
- *Bedrooms: 1*
- *2 well conserved stone fireplaces*
- *Small courtyard*
- *Inside Village Plan*
- *Possibility to build up for stunning mountain panorama*
- *Full title deeds*
- *Possibility to buy adjoining land*

• *Price NOW REDUCED TO 28,000 euros (negotiable) for private sale,*

- This pretty little three room stone cottage has recently undergone a facelift and is tucked away in a quiet lane at the end of the plateau village of Armeni in east Crete, 30 mins from Sitia (international airport next year) and 20 minutes from the tropical beaches of Xerocambos. The stone house has recently been colour washed in pink and has a gated and walled front entrance onto a small patio from where it would be possible to install a set of steps to the roof so that this area could be used as a roof terrace, or build a smaller second floor. The aluminium front door opens into a good sized room measuring about 5 x 3 mtrs with a window looking out onto the front courtyard. This room is used as a lounge at present and the blue painted walls and floor appear to be in reasonable condition whilst the ceiling is painted in white. A doorway leads into the next room which is about 5 x 2 mtrs with an

old corner fireplace and a window and again the blue painted walls and ceiling appear to be in reasonable condition and the floor is of concrete. This room was used as a bedroom by the present owners. The whole house has been rewired (last year) and there is a brand new electric/solar water boiler and mains drainage

This last room is a good size, about 4 x 3.5 mtrs and has a new pine tongue and groove ceiling installed and a new concrete floor. Used as a kitchen, there is a marbled terrazzo style sink and draining boards installed and spaces for the fridge/freezer and cooker. There is a magnificent old stone open fireplace on one wall and in one corner, sectioned off from the rest of the room, there is a shower room installed with a toilet and wash hand basin and this is connected to the main drains. It would be possible to reverse the use of the last two rooms and use this room as the bedroom with an en-suite shower room and the sink could be removed and the water redirected through the wall ready for use in the room next door. There is a new white coated aluminium external doorway in this room that opens out into the lane.

Suitable as a small holiday home or for use as a permanent residence, there is still much that could be done to this property but the essentials are in place.

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- There is also the unique chance to buy 120m<sup>2</sup> plot of land adjoining property for 15,000 euros (negotiable)