



## Charming Loft-Style House with Expansion Potential in Kounali



### Ügynök információ

|            |                                                                                                  |
|------------|--------------------------------------------------------------------------------------------------|
| Név:       | ArKadia                                                                                          |
| Cégnév:    |                                                                                                  |
| Ország:    | United Kingdom                                                                                   |
| Telefon:   |                                                                                                  |
| Languages: | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Hirdetés részletei

|           |                |
|-----------|----------------|
| Ingatlan: | Eladó          |
| Ár:       | USD 299,425.86 |

### Elhelyezkedés

|                        |                |
|------------------------|----------------|
| Ország:                | Greece         |
| Állam/Régió/Tartomány: | Crete          |
| Város:                 | Agios Nikolaos |
| Irányítószám:          | 72400          |
| Feladta:               | 2026. 03. 13.  |

Leírás:

Located in Agios Nikolaos.

Located in the tranquil village of Kounali, this 87sqm two-storey residence offers a unique blend of modern "loft-style" architecture and traditional Cretan charm. The home is thoughtfully designed with an open-flow ground floor that houses a generous kitchen and living area alongside a bathroom. A staircase leads to the first floor, where you'll find a double bedroom and a second bathroom, creating a stylish and airy living environment.

The property is featuring air conditioning, a solar water heater, a refrigerator, and an electric stove. Outside, the 343sqm plot invites you to embrace the Mediterranean climate. You can relax under the shaded pergola terrace, wander through your private garden area dotted with olive trees, or take advantage of the dedicated on-site parking.

What truly sets this property apart is the incredible opportunity for growth. The house comes with planning permission (allowance) to build an additional 112.82sqm of living space, making it a perfect investment for those looking to expand the current footprint into a larger family estate or a secondary guest villa.

Ideally situated for explorers and sun-seekers alike, the house is just a 15-minute drive from the coastal village of Milatos known for its crystal-clear beach and cave.

The town of Heraklion and its international airport are a scenic one-hour drive away.

### Gyakori

Hálószerző:

1



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|                    |        |
|--------------------|--------|
| Fürdőszobák:       | 2      |
| Kész négyzetméter: | 87 nm  |
| Telekméret:        | 343 nm |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 2 |
|--------------|---|

## Lease terms

Date Available:

## További információ

|               |                                                                                                                                                                                                                           |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Weboldal URL: | <a href="http://www.arkadia.com/MEAB-T8938/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/MEAB-T8938/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a> |
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## Contact information

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| IMLIX ID: | hkoun7 |
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