

**Real estate agency**

**Villa/farmhouse - cod.S1052 - price 950.000,00 euro**

In a quiet and private area, but still a few minutes drive from the center of Marciana Marina, independent farmhouse distributed on several levels, with large surrounding garden and beautiful infinity pool overlooking the sea and the sunset.

The farmhouse is internally divided into a living room with fireplace and high ceilings with exposed beams, kitchenette, bathroom, staircase leading to the attic floor equipped with a double bed and sofa. The lounge also leads to a further living room with a mezzanine bedroom, bathroom, study, all with independent access also from the outside. On the opposite side of the central hall there is a staircase leading to the further sleeping area consisting of two double bedrooms both with bathroom, and a walk-through bedroom also suitable for use as a dressing room. All rooms enjoy splendid sea views and most have independent access doors from the terrace.

In addition to the large entrance porch equipped for lively and numerous outdoor dinners with barbecue area, the property has an equipped area near the swimming pool, from which you can also enjoy beautiful sunsets from here. The property is equipped with air conditioning, large land of approximately 7000 m2 with parking areas and wooden house for storing tools, well.

About 500 meters away on foot, you can reach a little-frequented cove, ideal for enjoying the sea without too much confusion. Excellent property also for setting up a hospitality business and for those who love the tranquility of nature and the sea.

**characteristics**

|                   |        |
|-------------------|--------|
| Code              | S1052  |
| Typology          | Villa  |
| Surface (sqm)     | 230    |
| Garden            | yes    |
| Garden (sqm)      | 7000   |
| Terrace/Balcony   | yes    |
| N. bedrooms       | 5      |
| N. bathrooms      | 4      |
| Distance sea      | 500 mt |
| Sea view          | yes    |
| Parking space/Box | yes    |
| Energetic class   | G      |



