

**Real estate agency**

**Villa/farmhouse - cod.S1050 - Procchio    price 395.000,00 euro**

In a panoramic and sunny position, on the renowned coast between Procchio and Marciana Marina, independent villa with large and pleasant outdoor spaces overlooking the sea and the surrounding green hills.

The villa is distributed on one level and has a large living area with large and bright windows on each side of the house, kitchen, hallway, bathroom, double bedroom, further single bedroom, master bedroom with private bathroom, all for a surface area total of approximately 120 m2.

Via an internal staircase it is possible to reach the large roof terrace of approximately 70 m2 from which you can enjoy a beautiful panorama and sea view.

Private basement garage of approximately 20 m2 with spacious terrace above with covered pergola with climbing plants. The property is also surrounded by a private garden of approximately 1500 m2.

Although major renovations are needed on the property, thanks to its location and its generous living spaces the property is a very interesting object.

**characteristics**

|                 |              |
|-----------------|--------------|
| Code            | S1050        |
| Typology        | Indipendente |
| Floor           | G            |
| Surface (sqm)   | 175          |
| Garden          | yes          |
| Garden (sqm)    | 1500         |
| N. bedrooms     | 3            |
| N. bathrooms    | 2            |
| Distance sea    | 150 mt       |
| Sea view        | yes          |
| Energetic class | G            |



