

**Real estate agency**

**Villa/farmhouse - cod.M1084 - Periferia price 550.000,00 euro**

In a fantastic location immersed in nature and greenery, yet just a few kilometers from the main services, we offer a splendid independent villa of brand new construction, featuring a wonderful sea view over the gulf and the city of Portoferraio. Upon completion of the works, it will be classified in energy class A or higher.

The villa consists of a spacious living area with an adjacent veranda and terrace with sea view, three bedrooms, a bathroom, a portico, and two pergolas, with a large room below used as a garage and cellar.

The property is complemented by surrounding land of approximately 8,000 square meters, where it is also possible to build a swimming pool.

An optimal investment for both residents and investors seeking tranquility and privacy.

**characteristics**

|                   |       |
|-------------------|-------|
| Code              | M1084 |
| Typology          | Villa |
| Surface (sqm)     | 100   |
| Garden            | yes   |
| Garden (sqm)      | 8000  |
| Terrace/Balcony   | yes   |
| N. bedrooms       | 2     |
| N. bathrooms      | 1     |
| Heating           | yes   |
| Distance sea      | 2km   |
| Sea view          | yes   |
| Parking space/Box | yes   |
| Energetic class   | A     |
| Aria condizionata | yes   |



