

**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



