

**Real estate agency**

**Semi-detached house - cod.S1087 - Marina di Campo    price 525.000,00 euro**

In one of the most sought-after locations on the Island of Elba, a completely renovated independent portion of a farmhouse is for sale, located on the ground floor. The property consists of: a spacious and bright living area with a kitchenette, a storage room, and a bathroom with a shower box, three bedrooms, one of which has a private bathroom.

Outside, there is a pergola ideal for outdoor lunches and dinners, and a large exclusive garden of about 500 square meters. The property also includes a canopy with two parking spaces and a 7 square meter storage room with an outdoor shower.

The property is equipped with underfloor heating, an air conditioning system, as well as solar and photovoltaic panels for the production of hot water.

Renovated with great care and excellent materials about three years ago, the property is sold partially furnished. A unique opportunity, ideal both as a residence and as a second home by the sea!

**characteristics**

|                   |              |
|-------------------|--------------|
| Code              | S1087        |
| Typology          | Apartment    |
| Floor             | Ground floor |
| Surface (sqm)     | 120          |
| Garden            | yes          |
| Garden (sqm)      | 500          |
| N. bedrooms       | 3            |
| N. bathrooms      | 2            |
| Heating           | yes          |
| Distance sea      | 800mt        |
| Sea view          | no           |
| Parking space/Box | yes          |
| Energetic class   | A            |
| Aria condizionata | yes          |



