Real estate agency

Villa/farmhouse - cod.m1003 - Periferia Negotiation in agency

Surrounded by greenery, just a few kilometers from the centers of Portoferraio, Capoliveri, and Porto Azzurro, this exclusive and historic estate was originally built in the early 1900s. It is a unique piece of history on the Island of Elba, consisting of a main villa with a surface area of about 450 square meters, currently divided into three apartments and three independent rooms with bathrooms, as well as another building that was once used as a caretaker's house, with a surface area of about 210 square meters, also divided into two apartments, one per floor.

The estate has access from two roads, one of which is private and exclusive. In addition to the aforementioned living spaces, there are two small dependences, a large barbecue area, a cellar, and an old bunker, a historical testimony of the last world war, which is currently also used as a cellar.

The entire estate underwent a complete renovation in the 1970s, aimed at enhancing and valuing its original features, making it a unique property with high-quality finishes present in every room.

The estate is surrounded by over 25 hectares of surrounding land in exclusive ownership, partially used as a courtyard and garden for the above-mentioned buildings, and about three hectares currently planted with olive trees with over 500 plants intended for oil production, while most of the remaining area is covered by woodland, with a portion of about one hectare that was previously cultivated as a vineyard, thus allowing for the possibility of restoration.

Finally, there is an orchard with orange, lemon, and mandarin trees, located within a characteristic garden enclosed by a wall approximately two meters high, featuring terracotta walkways, masonry flower beds, and a water collection basin for both rainwater and water from a private spring.

Water supply for domestic and irrigation use is also guaranteed by two wells, one traditional and a more recent artesian well.

The estate is suitable for hosting an exclusive accommodation facility, possibly with an attached agricultural business, or for being destined as an exclusive and luxurious private residence.

characteristics

Code	m1003
Floor	G
Surface (sqm)	660
Garden	Yes
Garden (sqm)	250000
Terrace/Balcony	Yes
Heating	Yes
Distance sea	2000 m
Sea view	No
Parking space/Box	Yes
Energetic class	G
[EN] Spese Condominiali	€0/month
Aria condizionata	Yes



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