

**Real estate agency**

**Villa/farmhouse - cod.S1093 - Procchio      Negotiation in agency**

In the exclusive area between Procchio and Spartaia, in a privileged position with private access to the cliff and the sea, a prestigious villa enjoys privacy and spacious terraces with enchanting views of the sea and the Gulf of Procchio. The villa, which develops on a single above-ground floor, has an area of about 110 square meters and is internally divided into a living room, kitchen, service room with bathroom, master bedroom with an additional bathroom, and a small bedroom with another bathroom.

Accessed via charming and well-maintained paths and terraces, all made of local granite, there are two bedrooms with bathrooms, also with enchanting views, for a total area of about 65 square meters. There is a storage room of about 40 square meters in the semi-basement, beneath the main terrace, a convenient outdoor shower for returning from the sea, and equipped outdoor spaces planted with typical local vegetation, which in summer release all their beauty and colors. The private land is approximately 450 square meters.

There is a wooden pergola and an outdoor area equipped with a kitchen for dining al fresco. A unique property.

| characteristics |                    |
|-----------------|--------------------|
| Code            | S1093              |
| Typology        | Villa              |
| Floor           | Ground floor       |
| Surface (sqm)   | 220                |
| Garden          | yes                |
| Garden (sqm)    | 450                |
| Terrace/Balcony | yess               |
| N. bedrooms     | 4                  |
| N. bathrooms    | 6                  |
| Heating         | yes                |
| Distance sea    | 0 mt               |
| Sea view        | yes                |
| Energetic class | "G Ipe 175 KWh/mqa |



