

**Real estate agency**

**Single house - cod.S1107 - Pomonte    price 380.000,00 euro**

For sale in the small but well-served village of Pomonte, a characteristic seaside fraction of the Municipality of Marciana, a bright independent house consisting of two floors. On the first floor, we find the living area divided into an entrance, living room, eat-in kitchen, two double bedrooms, and a bathroom. There is a terrace with a view of the sea and the fantastic sunsets of the west coast.

On the ground floor, a spacious terrace with a pergola leads to large cellar rooms and a storage area for a total of about 95 square meters, which, thanks to their internal height, can be easily converted into residential space.

At the back of the property, there is also a small plot of land of about 190 square meters. The entire property requires renovation work and is perfect for families or investors looking for a project to be realized in one of the most charming areas of the island of Elba.

**characteristics**

|                         |                        |
|-------------------------|------------------------|
| Code                    | S1107                  |
| Floor                   | Ground and first floor |
| Surface (sqm)           | 175                    |
| Garden                  | Yes                    |
| Garden (sqm)            | 190                    |
| Terrace/Balcony         | Yes                    |
| N. bedrooms             | 2                      |
| N. bathrooms            | 2                      |
| Heating                 | No                     |
| Distance sea            | 400 m                  |
| Sea view                | Yes                    |
| Parking space/Box       | No                     |
| Energetic class         | G                      |
| [EN] Spese Condominiali | €0/month               |
| Aria condizionata       | No                     |



