

**Real estate agency**

**Casa singola - cod.S1107 - Pomonte price 450.000,00 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
Typology	Detached house
Floor	Ground floor 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 mt
Sea view	yes
Parking space/Box	no
Energetic class	"G Ipe 175 KWh/mqa



