

**Real estate agency**

**Casa singola - cod.S1106 - Periferia price 280.000,00 euro**

Nestled in the greenery between the village of Marciana and Marciana Marina, immersed in silence and tranquility, we offer a beautiful single villa recently renovated and in perfect maintenance condition. The house has been built with excellent materials while preserving all the historical features of the place, as it stands on an old granite quarry, and the walls are made of local granite. It is finished with high ceilings with chestnut wood beams and terracotta tiles.

Internally, the house has an area of approximately 85 square meters and is divided into a living room, a habitable kitchen, a bedroom, a bathroom, and a loft that can be used as an additional bedroom with a wardrobe area. There is also a technical room of about 20 square meters in the semi-basement, accessible both from inside the house and from the outside garden, which is great for storing garden equipment. Optionally, the property can also be purchased furnished.

Externally, it features a large unfenced plot of land with a parking area totaling approximately 3,000 square meters, which is partly on a slope.

It is equipped with a heating system with radiators and a fireplace.

Ideal for nature lovers and those seeking tranquility.

**characteristics**

|                   |                    |
|-------------------|--------------------|
| Code              | S1106              |
| Typology          | Detached house     |
| Floor             | Ground floor       |
| Surface (sqm)     | 120                |
| Garden            | yes                |
| Garden (sqm)      | 3000               |
| Terrace/Balcony   | yes                |
| N. bedrooms       | 1                  |
| N. bathrooms      | 1                  |
| Heating           | yes                |
| Distance sea      | 4 km               |
| Sea view          | no                 |
| Parking space/Box | yes                |
| Energetic class   | "F Ipe 175 KWh/mqa |
| Aria condizionata | no                 |



