

**Real estate agency**

**Villa/farmhouse - cod.EG1057 - Naregno price 1.050.000,00 euro**

Located less than 400 meters from the sea and the beautiful Naregno beach, this charming villa offers dual driveway access and a spacious garden surrounding the entire property, ensuring privacy and relaxation.

The ground floor features a large four-room apartment with a bright living room that opens directly onto a covered porch and a generous panoramic terrace with sea view, a fully equipped kitchen, two bedrooms, and two bathrooms. Completing this level are two independent studios: one integrated into the main building and the other completely detached—ideal for guests or rental income.

The upper floor, with its own private entrance and dedicated parking area, houses a two-room apartment with a terrace, perfect for personal use or as an income-generating unit.

The property also includes a semi-basement storage room, heating and air conditioning systems, and is in excellent maintenance condition. Versatile and full of charm, this residence is the perfect solution for a large family or as a prestigious investment in one of the island's most sought-after locations.

**characteristics**

|                         |        |
|-------------------------|--------|
| Code                    | EG1057 |
| Floor                   | G/- 1  |
| Surface (sqm)           | 138+42 |
| Garden                  | Yes    |
| Garden (sqm)            | 1900   |
| Terrace/Balcony         | Yes    |
| N. bedrooms             | 3      |
| N. bathrooms            | 5      |
| Heating                 | Yes    |
| Distance sea            | 400m   |
| Sea view                | Yes    |
| Parking space/Box       | Yes    |
| Energetic class         | G      |
| [EN] Spese Condominiali | None   |
| Aria condizionata       | Yes    |



