**Real estate agency**

## Villa/farmhouse - cod.M1141 - Periferia  Negotiation in agency

In a panoramic position with an unmatched view of the sea and the city of Portoferraio, we offer a splendid villa of recent construction, characterized by high-quality finishes. The villa, immersed in tranquility, is just a few minutes away from the center and the port, and therefore from the main services, with the sea about one kilometer away.
Spread over two levels, the raised ground floor consists of a living room with kitchen, veranda, and porch, as well as a sleeping area with services and surrounding terrace. Meanwhile, on the lower floor, we find a second spacious living room, a study, and a bathroom, in addition to accessory rooms such as the garage.
The villa is an excellent investment for resident families, but it is also suitable to be used as a holiday home given its proximity to the sea.

### characteristics

| | |
|---|---|
| Code | M1141 |
| Floor | Ground and first floor |
| Surface (sqm) | 135 |
| Garden | Yes |
| Garden (sqm) | 4500 |
| Terrace/Balcony | Yes |
| N. bedrooms | 2 |
| N. bathrooms | 2 |
| Heating | Yes |
| Distance sea | 800 m |
| Sea view | Yes |
| Parking space/Box | Yes |
| Energetic class | A1 |
| [EN] Spese Condominiali | €0/month |
| Aria condizionata | Yes |



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