Real estate agency

Villa/farmhouse - cod.S1111 - Centro Negotiation in agency

A few hundred meters from the center and the sea of Marciana Marina, conveniently reachable on foot via a pedestrian and cycling path, there is an independent villa of recent construction with a private garden, all distributed on a single level.
Internally, it is divided into a spacious and bright living area with a kitchenette, a storage room, a hallway, a bathroom, and two bedrooms, one of which has an additional bathroom.
Externally, it features a large and comfortable porch, a landscaped garden with English lawn, and a parking area.
A project for expansion has already been presented and approved for the property, allowing for the creation of three bedrooms and a pocket terrace on the roof, thanks to the large and high attic space available.

The house is equipped with all comforts such as a photovoltaic system, solar panels for hot water, and underfloor heating.

This property is ideal both for residents and as a second home by the sea.

characteristics

Code	S1111
Floor	G
Surface (sqm)	130
Garden	Yes
Garden (sqm)	250
N. bedrooms	2
N. bathrooms	2
Heating	Yes
Distance sea	800 mt
Sea view	No
Parking space/Box	Yes
Energetic class	"E Ipe 175 KWh/mqa
[EN] Spese Condominiali	130 euro/year
Aria condizionata	Yes



Real estate agency

fotogallery









