

**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                |



