

Real estate agency

Villa/farmhouse - cod.A1002 - Centro price 1.200.000,00 euro

In a prestigious setting in the early countryside of Marciana Marina, which can be comfortably reached with a walk along the seafront of the town, we offer for sale a luxury villa that represents a unique opportunity for those who wish to live in an exclusive environment immersed in nature. The villa spans two levels, with a total area of 175 square meters, of which 75 square meters are on the first floor and 100 square meters on the ground floor.

The main villa consists of 4 bedrooms and 2 bathrooms, ideal for families or those who wish to host friends and relatives, and with an internal staircase leading to the spacious living room with a habitable kitchen, technical rooms, and storage spaces. On the first floor, it features an additional covered terrace, from which one can enjoy a beautiful panoramic view of the sea, while on the semi-basement floor, there is a large and bright veranda that can be used all year round.

Outside, the property has a park of about 7,500 square meters, entirely fenced and cultivated with ornamental plants and various fruit trees. The villa is enhanced by a completely independent annex of about 50 square meters, overlooking the beautiful and large swimming pool.

There is a large parking area with entrance gates, a bocce court, and a relaxation area with a gazebo. This villa is a perfect choice for those looking for a prestigious residence in one of the most beautiful locations on the island.

characteristics

Code	A1002
Typology	Villa
Floor	Ground floor and first floor
Surface (sqm)	280
Garden	yes
Garden (sqm)	7500
Terrace/Balcony	yes
N. bedrooms	4
N. bathrooms	3
Heating	yes
Distance sea	800 mt
Sea view	yes
Parking space/Box	yes
Energetic class	"G Ipe 175 KWh/mqa



