

Real estate agency

Villa/farmhouse - cod.S1116 - Centro price 600.000,00 euro

In an elegant context, just a short distance from the center and the beautiful seafront of Marciana Marina, an independent villa distributed over two levels and currently divided into two distinct apartments. On the ground floor, it features a spacious loggia of about 30 square meters, an entrance hall, a kitchen, a bathroom, and a bedroom; on the first floor, accessible via an external staircase, there is an entrance corridor, a living room, a kitchen, a bathroom, and two bedrooms, with a small glimpse of sea view visible from the living room. The surrounding flat land of about 2700 square meters is entirely fenced and includes a parking area, an outdoor space equipped with a kitchen and barbecue area, and a technical room. The property requires some maintenance work and is ideal for those who wish to be a short distance from the village but in a quiet area immersed in greenery.

characteristics

Code	S1116
Typology	Villa
Floor	Ground floor and first floor
Surface (sqm)	200
Garden	Yes
Garden (sqm)	2700
Terrace/Balcony	yes
N. bedrooms	3
N. bathrooms	2
Heating	yes
Distance sea	800 mt
Parking space/Box	yes
Energetic class	"G Ipe 175 KWh/mqa



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