

Real estate agency

Villa/farmhouse - cod.S1124 - price 450.000,00 euro

For sale in Marciana Marina, we offer a characteristic period farmhouse arranged over two levels and divided into three independent residential units, with exclusive courtyard and ample accessory spaces. The property is located in a particularly convenient position, a short distance from the town center and the beaches, ideal both as a private residence and as an investment for hospitality activities or vacation home. On the first floor, there are two apartments: the first consists of a spacious kitchen, a bright living room, a double bedroom, a hallway, a bathroom, and a private terrace; the second apartment also features a living room with kitchenette, a bedroom, a bathroom, and a terrace. On the ground floor, there is a third apartment, a practical studio with kitchenette and bathroom, ideal for guests or for tourist rental, as well as a spacious cellar/storage room with independent access. Completing the property is an exclusive outdoor courtyard. The structure retains the typical charm of Elban architecture and represents a unique opportunity for those seeking an authentic and versatile home in one of the most renowned locations on the island.

characteristics

Code	S1124
Typology	Semidetached house
Floor	Ground floor and first floor
Surface (sqm)	185
Garden	yes
Garden (sqm)	150
Terrace/Balcony	yes
N. bedrooms	4
N. bathrooms	3
Heating	yes
Distance sea	1 km
Sea view	yes
Parking space/Box	yes
Energetic class	"G Ipe 175 KWh/mqa



