

**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           |



