

**Real estate agency**

**Villa/farmhouse - cod.S1128 - Marina di Campo    price 1.490.000,00 euro**

In a residential context, with privacy yet convenient to the center and all services, this prestigious villa is built with high-quality materials and attention to all details and comfort. Its structure is very particular and articulated in two distinct blocks that include a living area and two bedrooms on one side, and only a night area on the other, connected by a comfortable portico equipped for outdoor dining. All with a view of the beautiful central swimming pool and the well-kept garden. The first block consists of a large living room with a fireplace, kitchen, hallway, two bedrooms, two bathrooms, and a portico; the other part of the house consists of two double bedrooms, both with private bathrooms, and a hallway. In the basement, accessible via both a driveway ramp and stairs, there is an additional portico used for parking vehicles, three large storage rooms with a service area. All rooms are air-conditioned and independent. The property is completed by the surrounding land for a total area of about 7,400 square meters, entirely fenced. This property is ideal for those seeking tranquility and all comforts.

**characteristics**

|                         |                    |
|-------------------------|--------------------|
| Code                    | S1128              |
| Floor                   | G                  |
| Surface (sqm)           | 250                |
| Garden                  | yes                |
| Garden (sqm)            | 7400               |
| Terrace/Balcony         | Yes                |
| N. bedrooms             | 4                  |
| N. bathrooms            | 5                  |
| Heating                 | Yes                |
| Distance sea            | 1,5 km             |
| Sea view                | Yes                |
| Parking space/Box       | Yes                |
| Energetic class         | "F Ipe 175 KWh/mqa |
| [EN] Spese Condominiali | None               |
| Aria condizionata       | Yes                |



