

**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
Typology	Villa
Floor	Ground floor
Surface (sqm)	250
Garden	yes
Garden (sqm)	7400
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
Aria condizionata	yes



