

**Real estate agency**

**Villetta - cod.E1077 - Cavo price 790.000,00 euro**

In a quiet location and just a few steps from the sea, we offer for sale a charming historic villa surrounded by a large garden of about 1,000 sqm, ideal as a private residence or as a solution to accommodate several families.

The property consists of two independent housing units: First unit (on two levels): on the ground floor there is an entrance hall, a bright living room, a spacious kitchen, and a guest bathroom. The upper floor features three bedrooms, a study, two bathrooms, and an additional room leading to a beautiful panoramic terrace with sea view.

Second unit (ground floor): composed of entrance, kitchen/living room, three bedrooms, and a bathroom. This independent solution is perfect for guests or as an investment property.

The large garden surrounds the villa, ensuring privacy, outdoor living spaces, and the possibility of creating relaxation areas.

A historic residence full of charm, immersed in the nature of Elba and only a few minutes from the seafront of the small village of Cavo.

**characteristics**

|                         |                |
|-------------------------|----------------|
| Code                    | E1077          |
| Typology                | Detached villa |
| Floor                   | Ground - 1     |
| Surface (sqm)           | 330            |
| Garden                  | Private        |
| Garden (sqm)            | 1000           |
| Terrace/Balcony         | 30 mq          |
| N. bedrooms             | 6              |
| N. bathrooms            | 4              |
| Heating                 | No             |
| Distance sea            | 300            |
| Sea view                | Yes            |
| Parking space/Box       | 5 spaces       |
| [EN] Spese Condominiali | No             |



