

Real estate agency

Villa/farmhouse - cod.M1148 - San Giovanni price 800.000,00 euro

In a hillside and residential location characterized by a stunning sea view over the gulf and the city of Portoferraio, immersed in greenery and nature but just a few minutes from the port and main services, we offer a spacious villa with an exclusive surrounding garden, equipped with two driveways, the first from public roads and the second from a convenient private road.

On the ground floor, we find a large living room, a habitable kitchen, a bathroom, a storage room, and a small guest room, as well as a cellar and a technical room. Meanwhile, on the upper floor, accessible both from an independent external entrance and from an internal wooden staircase, there is another living room with a fireplace, three bedrooms, a study, a bathroom, another storage room, and a surrounding terrace.

The property is completed by a garage with a bathroom and a panoramic terrace above, ideal for relaxing while admiring an unparalleled view, and by an exclusive garden of over 1,000 square meters, with a water collection deposit of 5,000 liters.

An excellent solution for both residents and investors looking for exclusive properties.

characteristics

Code	M1148
Typology	Villa
Floor	ground floor - 1
Surface (sqm)	184
Garden	Yes
Garden (sqm)	1300
Terrace/Balcony	Yes
N. bedrooms	4
N. bathrooms	2
Heating	yes
Distance sea	2KM
Sea view	Yes
Parking space/Box	yes
Energetic class	E
[EN] Spese Condominiali	no
Aria condizionata	yes



