

**Real estate agency**

**Flat/Apartment - cod.EG1061 - price 350.000,00 euro**

Just a few steps from the lively town center and the tourist harbor of Porto Azzurro, we offer for sale a charming raised ground floor apartment consisting of a living room with kitchenette, two bedrooms, bathroom, hallway, covered porch, and a large terrace of over 70 sqm.

The property also includes two garages in the basement with access from Via Kennedy — an added value not to be overlooked in a tourist destination like Porto Azzurro.

The apartment is equipped with every comfort, including air conditioning.

This property represents a unique opportunity for those seeking a comfortable apartment either as a main residence or as a seaside holiday home, also ideal as an investment, in one of the most renowned locations on the Island of Elba.

Contact us for more information and to schedule a visit!

**characteristics**

|                         |              |
|-------------------------|--------------|
| Code                    | EG1061       |
| Typology                | Apartment    |
| Floor                   | Ground floor |
| Surface (sqm)           | 70           |
| Garden                  | No           |
| Terrace/Balcony         | Yes          |
| N. bedrooms             | 2            |
| N. bathrooms            | 1            |
| Heating                 | Yes          |
| Distance sea            | 400 mt       |
| Sea view                | No           |
| Parking space/Box       | Yes          |
| Energetic class         | G            |
| [EN] Spese Condominiali | No           |
| Aria condizionata       | Yes          |



