

**Real estate agency**

**independent apartment - cod.E1084 - Rio nell'Elba price 157.000,00 euro**

In the heart of the charming village of Rio nell'Elba, we offer for sale an interesting property with a private entrance, ideal both as a main residence and as a holiday home. The property is conveniently located, with free parking spaces in the immediate vicinity. It features an independent entrance on the ground floor, while the apartment itself is developed on the first floor.

Currently used as an office, the property offers a layout that can easily be transformed into a welcoming apartment. At the entrance, it is possible to create a kitchen area, connected through a wide opening to a second space intended as a living room/lounge area. The floor is completed by a bathroom and a mezzanine level, perfect for creating a comfortable bedroom, making the most of the ceiling height and volumes.

The photos show both the current condition of the property and a design rendering, helpful to visualize the transformation of the spaces into a residential unit.

A versatile solution, ready to be customized according to your needs, in one of the most authentic and peaceful locations of Elba.

For further information or to arrange a viewing, please contact us.

**characteristics**

Code	E1084
Typology	Independent apartment
Floor	1st
Surface (sqm)	56
Garden	No
Terrace/Balcony	No
N. bedrooms	1
N. bathrooms	1
Heating	Yes
Distance sea	2000 mt
Sea view	No
Parking space/Box	No
Energetic class	C
[EN] Spese Condominiali	None
Aria condizionata	Yes



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