

**Real estate agency**

**independent apartment - cod.EG1070 - Centro storico    price 165.000,00 euro**

In the heart of the historic center of Portoferraio, conveniently located close to all amenities, we offer for sale a bright, fully renovated one-bedroom apartment, ideal both as a primary residence and as an investment for holiday rentals.

The property features an independent entrance and is arranged on one level. It is accessed via a private staircase leading directly to the apartment. Internally, it consists of an entrance hallway, living room with kitchenette, bedroom, and bathroom.

Recently renovated, the apartment is equipped with new hot/cold air conditioning units and latest-generation windows, ensuring comfort throughout the year.

The property is completed by brand-new furniture, included in the sale, and is ready to move into immediately.

A perfect solution for those who wish to experience the authentic atmosphere of the historic center, just a short walk from the sea and the island's main attractions.

**characteristics**

|                         |                       |
|-------------------------|-----------------------|
| Code                    | EG1070                |
| Typology                | Independent apartment |
| Floor                   | First                 |
| Surface (sqm)           | 43                    |
| Garden                  | No                    |
| Terrace/Balcony         | No                    |
| N. bedrooms             | 1                     |
| N. bathrooms            | 1                     |
| Heating                 | Yes                   |
| Distance sea            | 50 m                  |
| Parking space/Box       | No                    |
| Energetic class         | G                     |
| [EN] Spese Condominiali | No                    |
| Aria condizionata       | Yes                   |



