

**Real estate agency**

**Single house - cod.S1163 - Marina di Campo price 225.000,00 euro**

Small but charming independent house, divided into two levels and composed on the first floor of a living room with kitchenette, bedroom, bathroom, and small terrace, for a total of 30 square meters; on the ground floor a large cellar of an additional 30 square meters, a small separate boiler room, and an under-stair storage room. It has a private parking area. The property requires modernization work, and it is possible to purchase separately the adjacent paved courtyard as well.

**characteristics**

|                         |                    |
|-------------------------|--------------------|
| Code                    | S1163              |
| Typology                | Detached house     |
| Floor                   | G/1st              |
| Surface (sqm)           | 60                 |
| Garden                  | No                 |
| Terrace/Balcony         | Yes                |
| N. bedrooms             | 1                  |
| N. bathrooms            | 1                  |
| Heating                 | No                 |
| Distance sea            | 500 mt             |
| Sea view                | No                 |
| Parking space/Box       | Yes                |
| Energetic class         | "G Ipe 175 KWh/mqa |
| [EN] Spese Condominiali | No                 |
| Aria condizionata       | No                 |



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