

Real estate agency

Villa/farmhouse - cod.S1164 - Periferia Negotiation in agency

Nestled in the greenery between the village of Marciana and Marciana Marina, immersed in silence and tranquility, we offer a beautiful single villa recently renovated and in perfect maintenance condition. The house has been built with excellent materials while preserving all the historical characteristics of the place, as it stands on an old granite quarry; the walls are made of local granite and it is finished with high ceilings featuring chestnut wood beams and flooring.

Internally, the house has an area of approximately 85 square meters and is divided into a living room, a habitable kitchen, a bedroom, a bathroom, and a loft that can be used as an additional bedroom with a wardrobe area. There is also a technical room of about 20 square meters in the semi-basement, accessible both from inside the house and from the outdoor garden, which is excellent for storing equipment. Externally, it features a large un-fenced plot of land with a parking area totaling approximately 3,000 square meters, although part of it is on a slope. It has a heating system with radiators and a fireplace. Ideal for nature lovers and those seeking tranquility.

characteristics

Code	S1164
Typology	Villa
Floor	Ground floor
Surface (sqm)	125
Garden	yes
Garden (sqm)	3000
N. bedrooms	2
N. bathrooms	1
Heating	yes
Distance sea	4 km
Sea view	no
Parking space/Box	yes
Energetic class	"E Ipe 175 KWh/mqa
Aria condizionata	no



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