

**Real estate agency**

**Villetta - cod.D1140 - Centro    price 579.000,00 euro**

A few steps from the heart of Capoliveri, in a panoramic and convenient location, we offer a completely independent villa surrounded by a fenced garden with a private gate and ample parking space. Its extraordinary view provides a wide and continuous panorama that embraces the profile of Monte Capanne and opens onto the picturesque Gulf of Stella. Here, it is possible to witness the typical sunsets of the island, with warm colors reflecting on the sea, creating ever-changing scenery. The gaze extends further, allowing glimpses of Porto Azzurro and, on clearer days, also Portoferraio, offering an open view of 180 degrees that makes this property truly unique. The property consists of a spacious living room with a fireplace, a dining room, a habitable kitchen, three bedrooms, and two bathrooms. Built with high-quality materials and with the utmost attention to detail, combining ancient architectural elements with modern technological features, this property represents an ideal solution both as an investment for rental income and for those who wish to live in a place where panorama, tranquility, and quality construction meet in perfect harmony.

**characteristics**

|                         |       |
|-------------------------|-------|
| Code                    | D1140 |
| Typology                |       |
| Floor                   | T     |
| Surface (sqm)           | 130   |
| Garden                  | Yes   |
| Terrace/Balcony         | Yes   |
| N. bedrooms             | 3     |
| N. bathrooms            | 2     |
| Heating                 | Yes   |
| Distance sea            | 2 km  |
| Sea view                | Yes   |
| Parking space/Box       | Yes   |
| Energetic class         | "B"   |
| [EN] Spese Condominiali | Not   |
| Aria condizionata       | Yes   |



