

**Real estate agency**

**Villa/farmhouse - cod.E1098 - Periferia price 810.000,00 euro**

Set in a peaceful and elevated position, this recently built detached villa enjoys breathtaking panoramic views over the Gulf of Portoferraio and is surrounded by a private garden of approximately 1,800 sqm.

The property is arranged over two levels. The ground floor features a bright open-plan living room with an open kitchen, a pantry, a bathroom, a veranda, and a charming covered sea-view terrace with a portico, perfect for relaxing while admiring the stunning scenery.

The lower ground floor comprises two sea-view bedrooms, a bathroom, a laundry room, a utility/storage room, and a hallway.

The property also offers private outdoor parking spaces within the garden and is equipped with every modern comfort, making it ideal for year-round living as well as holiday use. Features include underfloor heating, hot/cold air conditioning throughout the house, solar panels for domestic hot water production, an electric boiler, and a private well for garden irrigation.

An ideal home for those seeking peace, privacy, and spectacular sea views, just a few minutes from the centre of Portoferraio and its beautiful beaches.

**characteristics**

Code	E1098
Typology	Detached villa
Floor	Ground floor
Surface (sqm)	202
Garden	Yes
Garden (sqm)	1800
Terrace/Balcony	Yes
N. bedrooms	2
N. bathrooms	2
Heating	Yes
Distance sea	1500 mt
Sea view	Yes
Parking space/Box	Yes
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Aria condizionata	Yes



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