

**Real estate agency**

**Building complex - cod.D1151 - Porto Azzurro price 750.000,00 euro**

In a charming corner of the Island of Elba, we offer an interesting real estate complex of approximately 300 sqm with direct access to Barbarossa beach. Currently, the ground floor units are used commercially, while the first-floor units are residential. The property includes:

- Apartment 1: living room with fireplace, eat-in kitchen, bathroom, master bedroom with en-suite bathroom and sea-view terrace -
- Apartment 2: large multipurpose room with open kitchen, bathroom and attic. Four bedrooms with bathroom and terrace. The property is completed by a detached warehouse of about 50 sqm and a large exclusive garden of approximately 1,000 sqm. Ideal for those who wish to start a tourist accommodation business on the island. Possible change of use to transform it into a single house or multiple independent apartments. The property requires some renovations to renew and modernize the building.

| characteristics         |                        |
|-------------------------|------------------------|
| Code                    | D1151                  |
| Floor                   | Ground and first floor |
| Surface (sqm)           | 240                    |
| Garden                  | Yes                    |
| Garden (sqm)            | 1000                   |
| Terrace/Balcony         | Yes                    |
| N. bedrooms             | 6                      |
| N. bathrooms            | 6                      |
| Heating                 | Yes                    |
| Distance sea            | 100 m                  |
| Sea view                | Yes                    |
| Parking space/Box       | Yes                    |
| Energetic class         | G                      |
| [EN] Spese Condominiali | €0/month               |
| Aria condizionata       | No                     |



