

**Real estate agency**

**Single house - cod.S1185 - Marina di Campo price 750.000,00 euro**

In a privileged location, conveniently close to both the town center and the beach, which is about 500 meters away and reachable by a short walk, we offer an independent villa with a splendid sea view and gulf panorama, surrounded by a pleasant garden shaded by pine trees and partially terraced. The property is on a single level and internally includes a bright and spacious living room with kitchen, hallway, three double bedrooms, two bathrooms, and a storage room. Outside, there is a small annex with a bathroom. One of the villa's main highlights is the large panoramic terrace, ideal for outdoor meals, from which you can enjoy a captivating view of the sea and the gulf. There is also a convenient parking area with a canopy space for four cars. The villa is in good maintenance condition and equipped with air conditioning system and autonomous heating. This property is particularly appealing for those seeking an independent villa with ample outdoor spaces and sea views.

**characteristics**

|                         |              |
|-------------------------|--------------|
| Code                    | S1185        |
| Floor                   | Ground floor |
| Surface (sqm)           | 110          |
| Garden                  | Yes          |
| Garden (sqm)            | 3000         |
| Terrace/Balcony         | Yes          |
| N. bedrooms             | 3            |
| N. bathrooms            | 3            |
| Heating                 | Yes          |
| Distance sea            | 500 m        |
| Sea view                | Yes          |
| Parking space/Box       | Yes          |
| Energetic class         | D            |
| [EN] Spese Condominiali | €0/month     |
| Aria condizionata       | Yes          |



