

**Real estate agency**

**Villa/farmhouse - cod.M1189 - Schiopparello price 1.600.000,00 euro**

Located in a panoramic position with an unmatched view of the sea and the Medici city of Portoferraio, we offer an exclusive and unique estate immersed in greenery and nature. Featuring the largest private pool on Elba Island, from which you can admire one of the island's most captivating panoramas. The estate is accessed via a private road crossing pine woods and olive groves, ensuring maximum privacy and seclusion. It is suitable both as an exclusive private residence and for tourism accommodation, with potential to create luxury apartments and rooms. The property includes three independent villas: the main villa "A" with a spacious living area on the ground floor overlooking the pool and two upstairs bedrooms with a large covered terrace; villa "B", spread over two floors with separate apartments and a large terrace offering stunning views; villa "C", located higher up, composed of three independent apartments with a garden and a beautiful roof terrace offering the best panorama of the estate. The estate also includes a garage with three parking spaces, an artesian well, and two Roman wells ensuring the entire water supply, along with connection to the public aqueduct. Heating is provided by heat pumps and fireplace in villa "A", LPG gas and fireplace in villa "B", and LPG heating system in villa "C". There is also the possibility to create two independent driveways for villas "B" and "C", thus separating the three villas and creating three distinct properties for potential future resale. The highly attractive price for the estate's size makes it a unique opportunity for investors seeking a versatile and exclusive asset.

**characteristics**

|                         |                        |
|-------------------------|------------------------|
| Code                    | M1189                  |
| Floor                   | Ground and first floor |
| Surface (sqm)           | 560                    |
| Garden                  | Yes                    |
| Garden (sqm)            | 27000                  |
| Terrace/Balcony         | Yes                    |
| N. bedrooms             | 8                      |
| N. bathrooms            | 8                      |
| Heating                 | Yes                    |
| Distance sea            | 2000 m                 |
| Sea view                | Yes                    |
| Parking space/Box       | Yes                    |
| Energetic class         | G                      |
| [EN] Spese Condominiali | €0/month               |
| Aria condizionata       | Yes                    |



