



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

## Portoferraio ! Spendid villa close to the beaches I Real estate Elba



IT-E373-KA

Seaview

57037 Portoferraio

Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	57037
<b>Country</b>	Italy
<b>City</b>	Portoferraio
<b>Additional geographical information</b>	Elba
<b>Living space</b>	approx. 167 m <sup>2</sup>
<b>Number of rooms</b>	8
<b>Plot size</b>	approx. 1.472 m <sup>2</sup>
<b>Number of bedrooms</b>	3
<b>Number of bathrooms</b>	3
<b>Asking price</b>	1.190.000,00 €
<b>Brokerage</b>	for the buyer 3,66 % incl. VAT
<b>Condition</b>	Well maintained
<b>Contact person</b>	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: <a href="mailto:info@real-estate-italy.com">info@real-estate-italy.com</a> Homepage: <a href="http://www.real-estate-italy.com">www.real-estate-italy.com</a>



## Description

In the beautiful landscape of the Gulf of Viticcio, near the beach, this villa is divided into two levels.

On the first floor there is a very bright living area overlooking the sea, an open-plan kitchen and a bathroom. On the ground floor there are three large bedrooms, a bathroom and a walk-in wardrobe. There is also a sauna and another small bathroom on the ground floor.

The orientation of the villa is north-west and from the terrace you can enjoy the view of the promontory of Enfola and breathtaking sunsets.

The villa is equipped with every comfort and can be used in both the summer and winter seasons. The property has a swimming pool with counter-current system and winter cover.

The property is completely fenced. Privacy is guaranteed throughout the property. Two covered parking spaces, a veranda and a beautiful terrace complete the property.

For more offers please consult our web site [www.real-estate-italy.com](http://www.real-estate-italy.com).

## Location

Portoferraio, Viticcio



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**Your contact person**

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