Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Investment! Huge farmhouse with 6 rooms en suite, 2 flats, olive grove I Real estate Elba



IT-E340-KA

Panoramic view
57037 Portoferraio
Italy

Data overview

Type of property	House
Kind of property	Country-/Farmhouse
Postcode	57037
Country	Italy
City	Portoferraio
Additional geographical information	Elba
Living space	approx. 380 m^2
Number of rooms	18
Plot size	approx. 7.500 m^2
Number of bedrooms	10
Number of bathrooms	10
Asking price	1.750.000,00 €
Brokerage	for the buyer 3,66 % incl. VAT
Condition	Refurbished

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Description

The farmhouse is characterised by a large park surrounded by an olive grove and protected to the south by a hill with centuries-old maritime pines and a beautiful view of the Gulf of Portoferraio.

The property represents an excellent investment opportunity as it is listed on international rental portals and is already being sold partially furnished.

The farmhouse consists of a larger residential unit and two adjoining flats with independent entrances.

The larger unit, with a total covered area of 295 m^2, is distributed over two levels and consists of six rooms, each with its own bathroom, a large living room, two guest toilets, two kitchens, one of which is a summer kitchen, porch, terrace, technical room, patio and large attic.

The flat on the first floor consists of a living room with kitchenette, a bedroom and a bathroom with a total area of 40 m^2.

The flat on the ground floor consists of a living room with kitchenette, bedroom, bathroom and a private courtyard with a total area of 48 m^2.

It is envisaged that the two smaller units can be connected to the main unit without major interventions.

The entire property has a gross area of 380 m^2, to which must be added an outdoor courtyard of 300 m^2 and an agricultural area of 6000 m^2.

The property is fenced with a hedge and includes an olive grove with 100 olive trees.

On the east side of the house there is a jacuzzi for 6 people.

There is a car park for six cars on the property. There is also permission to build two garages of 18 m^2 each and an infinity pool measuring 14 x 3 metres.

Further photos and floor plans are available on request.

For more offers please consult our web site www.real-estate-italy.com

Location

Portoferraio / San Giovanni.

The property is located in a central and strategic position, very close to Portoferraio and the main services: Ferry docks, shops, tennis, golf course, Esaom moorings (moorings for boats up to 65 metres) and just a few minutes by car from the beautiful white beaches' of the north coast (La Padulella, Sansone, Capo Bianco...) and the villages of Porto Azzurro and Capoliveri with their beautiful beaches.

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Your contact person

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