



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Marciana Marina ! Charming farmhouse with infinity pool between the sea and nature | Real estate Elba



IT-398-KA

Seaview

57033 Marciana Marina

Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	57033
<b>Country</b>	Italy
<b>City</b>	Marciana Marina
<b>Additional geographical information</b>	Elba
<b>Living space</b>	approx. 230 m <sup>2</sup>
<b>Number of rooms</b>	7
<b>Plot size</b>	approx. 7.000 m <sup>2</sup>
<b>Number of bedrooms</b>	5
<b>Number of bathrooms</b>	4
<b>Asking price</b>	950.000,00 €
<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 an exclusive and private location, just a few minutes from the center of Marciana Marina, stands this charming independent farmhouse, spread over several levels and surrounded by a lush garden of approximately 7000 square meters. The property boasts a splendid infinity pool with a view that extends to the islands of Gorgona and Capraia, offering breathtaking sunsets every evening.

The interiors of the farmhouse offer a welcoming and refined atmosphere: on the main floor there is a large living room with fireplace, high ceilings and exposed wooden beams, which lead to the kitchenette and a bathroom. A staircase leads to the attic floor, furnished with a double bed and a comfortable sofa, creating a perfect space for guests or for moments of relaxation.

From the main living room, you access a second living room also with fireplace, connected to a mezzanine bedroom with bathroom and study, reachable via a spiral staircase and equipped with an independent entrance, thus ensuring privacy and practicality. On the opposite side of the living room, a staircase leads to the lower floor where the main sleeping area is located: two large double bedrooms, both with private bathrooms, and a small bedroom that can be used as a walk-in closet or multifunctional room. Each bedroom enjoys a wonderful sea view, and many of them boast direct access to the terrace.

The exteriors are designed to offer maximum comfort: a large furnished loggia for outdoor dining with a barbecue area is the ideal place to entertain guests and enjoy pleasant summer evenings. Next to the swimming pool, another equipped area invites you to relax while admiring the colors of the sunset over the sea.

The property is completed by air conditioning, a private well, a large parking lot and a wooden shed for storing tools. Just 500 meters away, a quiet cove allows you to enjoy the sea in total serenity, far from the most crowded places.

This home represents an ideal solution for those seeking a corner of peace surrounded by nature, or for those who want to start a hospitality business in an exclusive and regenerating context. A unique opportunity to live in close contact with the beauty of the sea and nature, without giving up the convenience of services.

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

## Location

Marciana Marina, La Cala.



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**Your contact person**

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