



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Porto Azzurro ! Detached villa with seaview close to the village - Real estate Elba



IT-401-KA

Seaview

57036 Porto Azzurro

Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	57036
<b>Country</b>	Italy
<b>City</b>	Porto Azzurro
<b>Additional geographical information</b>	Elba
<b>Living space</b>	approx. 240 m <sup>2</sup>
<b>Number of rooms</b>	6
<b>Plot size</b>	approx. 150 m <sup>2</sup>
<b>Number of bedrooms</b>	4
<b>Number of bathrooms</b>	2
<b>Asking price</b>	890.000,00 €
<b>Brokerage</b>	for the buyer 3,66 % incl. VAT
<b>Condition</b>	In need of renovation
<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 beating heart of Porto Azzurro, a few steps from the historic center and the sea, stands Villa Le Tre Palme, an independent residence with timeless charm. Built in the 70s, this villa retains all the character of the era, with large bright spaces and a solid structure, ready to welcome a new life in the name of elegance and customization.

Crossing the threshold, you are welcomed by an intimate and enveloping living room, perfect for evenings in company or moments of pure relaxation. The kitchen, functional and well connected to the private garden, invites you to enjoy outdoor lunches and dinners under the stars. The ground floor is completed with a bathroom and a single bedroom, ideal for guests or for a private study.

Going up to the first floor, you discover the sleeping area: two spacious double bedrooms, perfect for those seeking comfort and tranquility, and a third bedroom with a bunk bed and single bed, designed for the little ones or to accommodate friends and family. A second bathroom serves the floor, ensuring practicality and comfort for everyone.

But the real jewel of the property is the panoramic roof terrace: an exclusive corner where time seems to stand still, with a breathtaking view of the bay and the characteristic village of Porto Azzurro. A perfect place to sip an aperitif at sunset or to be lulled by the sea breeze.

What makes this villa even more precious is its strategic position, enriched by a private garage, a rare and highly valuable detail for those who want convenience in the heart of the village. The large and private garden offers ideal spaces to enjoy the Mediterranean climate, among shady trees, colorful blooms and corners dedicated to relaxation.

Villa Le Tre Palme is a unique opportunity for those looking for a residence to live in immediately or to renovate with personal taste, preserving the charm of the '70s and enriching it with modern details.

The sea, the center, the view and the tranquility: a perfect balance between beauty, privacy and comfort.

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

## Location

Porto Azzurro



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### **Your contact person**

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