



Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Portoferraio ! Villa with exclusive seaview and pool | Real estate Elba



IT-416-KA

Seaview

57037 Portoferraio

Italy



Data overview

Type of property	House
Kind of property	Villa
Postcode	57037
Country	Italy
City	Portoferraio
Additional geographical information	Elba
Living space	approx. 270 m ²
Number of rooms	6
Plot size	approx. 1.600 m ²
Number of bedrooms	3
Number of bathrooms	3
Asking price	1.650.000,00 €
Brokerage	for the buyer 3,66 % incl. VAT
Condition	As good as new
Contact person	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: info@real-estate-italy.com Homepage: www.real-estate-italy.com



Description

In the enchanting setting of Portoferraio, in a secluded location where silence and sunshine meet daily, lies this detached villa. It is much more than just a home: it is an exclusive retreat, a window onto the sea, a place where the beauty of Elba Island is experienced in every moment.

Upon entering the gate, you are immediately immersed in an atmosphere of peace and harmony. The 1,605 sq m garden, meticulously maintained, leads your gaze to the pool, which stands out like a mirror of blue with a privileged view of the Gulf of Portoferraio. Here, every sunset is a private spectacle, and every day begins with the light dancing on the water.

The villa is spread over two levels and immediately welcomes you with spacious, bright rooms. On the ground floor, a large living room with dining area invites relaxation and conviviality, while the functional and well-organized eat-in kitchen is perfect for those who enjoy experiencing the home through its flavors. Two bedrooms and a bathroom complete the floor, designed for comfort and practicality.

A wooden staircase leads to the upper floor, revealing three spacious bedrooms and two bathrooms. Two of these bedrooms have direct access to panoramic balconies overlooking the pool and sea, offering spectacular views from the moment you wake up.

Outside, an elegant pergola becomes the heart of the home during the warmer months: ideal for al fresco dining, sunset aperitifs, or moments of pure relaxation surrounded by greenery and the sea breeze.

This villa is the perfect choice for those seeking independence, privacy, and breathtaking views, without sacrificing proximity to amenities and the authentic charm of Elba Island.

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

Location

Portoferraio



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Your contact person

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