



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

## Lacona ! Semi-detached house close to the sea | Real estate Elba



IT-E411-KA

Panoramic view  
57031 Capoliveri  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	57031
<b>Country</b>	Italy
<b>City</b>	Capoliveri
<b>Additional geographical information</b>	Elba
<b>Living space</b>	approx. 100 m <sup>2</sup>
<b>Number of rooms</b>	4
<b>Plot size</b>	approx. 250 m <sup>2</sup>
<b>Number of bedrooms</b>	2
<b>Number of bathrooms</b>	2
<b>Asking price</b>	460.000,00 €
<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

We offer for sale a portion of a semi-detached house located in a quiet, green area in Lacona, approximately 250 meters from Margidore beach.

The single-level property, free on three sides, enjoys excellent southern exposure, ensuring natural light throughout the day. The presence of maritime pine trees provides shade and freshness, making the rooms pleasantly airy even in the summer months.

Outside, there is a terrace ideal for al fresco dining, a barbecue, an outdoor shower, a private garden, and a pleasant sea view. The property has a private entrance, with a private gate and space for two or three cars.

The house comprises a spacious living room with a fireplace and dining area, a separate kitchen, a double bedroom, a single bedroom, and two bathrooms with windows.

Its strategic location and proximity to the sea make it an excellent choice both as a primary residence and as a vacation home.

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

## Location

Capoliveri /Lacona.



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**Your contact person**

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