



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Portoferraio ! Semi-detached house with pool and guest house | Real estate Elba



IT-E353-KA

Seaview

57037 Portoferraio

Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	57037
<b>Country</b>	Italy
<b>City</b>	Portoferraio
<b>Additional geographical information</b>	Elba
<b>Living space</b>	approx. 140 m <sup>2</sup>
<b>Number of rooms</b>	6
<b>Plot size</b>	approx. 250 m <sup>2</sup>
<b>Number of bedrooms</b>	3
<b>Number of bathrooms</b>	3
<b>Asking price</b>	650.000,00 €
<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 the picturesque village of Magazzini, just a short walk from the sea and yet nestled in the tranquility of nature, we offer this semi-detached house with a guest house.

The house features two bedrooms, a bright living room, a functional kitchen, and two bathrooms, offering simple yet comfortable living spaces.

The panoramic terrace boasts stunning views of the Scoglietto di Portoferraio islet.

The garden extends across two sides of the property: at the rear, olive trees add a touch of authenticity and Mediterranean charm, while at the front a large swimming pool is the centerpiece of the property.

The independent guest house provides guests with space and privacy and includes a living room, a kitchenette, a bedroom and a bathroom.

A practical and functional garage completes this property.

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

## Location

Portoferraio, Magazzini



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**Your contact person**

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