Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Villa on the outskirts of Capoliveri with sea views and 2 apartments | Real estate Elba



IT-E444-KA

Seaview
57031 Capoliveri
Italy

Data overview

Type of property	House
Kind of property	Villa
Postcode	57031
Country	Italy
City	Capoliveri
Additional geographical information	Elba
Living space	approx. 112 m^2
Number of rooms	4
Plot size	approx. 605 m^2
Number of bedrooms	2
Number of bathrooms	2
Asking price	490.000,00 €
Brokerage	for the buyer 3,66 % incl. VAT
Condition	Well maintained

Contact person

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Description

Small villa with two apartments in a quiet location with sea views.

Nestled amidst the tranquility and fragrance of the Mediterranean scrubland this property enjoys a unique location:

The sea is about a 15-minute walk away via a scenic nature trail and the center of Capoliveri is easily accessible without a car.

An external staircase leads to the upper floor where a magnificent terrace of approximately 35 sqm opens up, offering sea views: a spacious and inviting room designed as the heart of the home.

An area of approximately 20 sqm is covered by a metal structure and a thatched roof – ideal for lunches and relaxing moments in the shade – while the remaining open area offers breathtaking views at any time of day.

Inside the living room welcomes you with a charming fireplace and a large window overlooking the sea. The room is warm and functional, complemented by a modern, programmable and remote-controlled pellet stove – perfect for year-round comfort. Radiators are also available. The sleeping area comprises a bedroom and a bathroom.

From the living room you can access another terrace of approximately 10 sqm: a shaded area that is especially welcome on hot summer days and is equipped with an outdoor shower and a sink.

The lower level surprises with its functional layout: a living room with a kitchenette, a bedroom and a bathroom, ideal as a guest apartment or for holiday rentals.

The property also includes a covered parking space for two cars.

The house was designed for year-round living. It is ideally suited as a primary residence, summer home or investment property.

Further information and floor plans are available upon request.

Location

Capoliveri, Elba.

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