



**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

<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. 112 m <sup>2</sup>
<b>Number of rooms</b>	4
<b>Plot size</b>	approx. 605 m <sup>2</sup>
<b>Number of bedrooms</b>	2
<b>Number of bathrooms</b>	2
<b>Asking price</b>	490.000,00 €
<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

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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### **Your contact person**

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