



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Country villa with unique sea view, 2 flats, garden until the beach | Property Elba



IT-345-KA

Meerblick  
57038 Rio Marina  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	57038
<b>Country</b>	Italy
<b>City</b>	Rio Marina
<b>Additional geographical information</b>	Elba
<b>Living space</b>	approx. 172 m <sup>2</sup>
<b>Number of rooms</b>	7
<b>Plot size</b>	approx. 2.500 m <sup>2</sup>
<b>Number of bedrooms</b>	5
<b>Number of bathrooms</b>	3
<b>Asking price</b>	895.000,00 €
<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

Unique opportunity on Elba!

The house was renovated two years ago with the 110% super bonus, it is thermally insulated and equipped with photovoltaic panels.

The bathrooms have also been renovated and the windows replaced.

Through the private garden you can reach the beautiful wild beach of Porticciolo in two minutes on foot, which is considered an insider tip.

The house is surrounded by a 2500 square metre plot with olive, lemon, fig and pine trees.

The country villa is divided into two flats.

The flat on the lower floor has a terrace, two bedrooms and an eat-in kitchen, while the flat on the upper floor has a large balcony, a spacious living room, three bedrooms, a kitchen and two bathrooms spread over two floors.

The total area of the two flats is 172m<sup>2</sup>.

Both flats can be used or rented separately, but are also connected by a staircase.

All rooms are well insulated and equipped with hot/cold air conditioning, year-round use is thus comfortably possible.

The unpaved road leading to the house is also called Via Panoramica and is a hiking trail.

More information and floor plans are available on request.

You can find more and similar offers on our homepage [www.real-estate-italy.com](http://www.real-estate-italy.com)

## Location

Rio Marina, Elba.



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**Your contact person**

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