



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

## Detached Villetta with large garden directly on the sea | Property Elba



IT-344-KA

Meerblick  
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. 71 m <sup>2</sup>
<b>Number of rooms</b>	3
<b>Plot size</b>	approx. 1.720 m <sup>2</sup>
<b>Number of bedrooms</b>	2
<b>Number of bathrooms</b>	1
<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

A few minutes by car from Portoferraio, 50 metres from the beach - small villa for sale in very good condition.

The small villa has an area of approx. 70 square metres plus veranda and is built at ground level.

The villetta is set in a beautiful garden surrounded by hedges, which is over 1,600 square metres.

The house is simply, neatly and comfortably furnished and consists of a living room with dining area and pellet stove, a kitchenette, a hallway, two bedrooms, a bathroom and a veranda.

From every corner of the house you are surrounded by the relaxing sound of the sea - ideal for nature lovers and those seeking relaxation.

The garden can be freely designed, even the construction of a pool is possible.

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

Portoferraio, Elba.



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**Your contact person**

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