



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Magnificent villa with distant sea view,  
guesthouse, quiet hillside location |  
Property Elba



IT-E341-KA

Meerblick  
57030 Marciana  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	57030
<b>Country</b>	Italy
<b>City</b>	Marciana
<b>Additional geographical information</b>	Elba
<b>Living space</b>	approx. 310 m <sup>2</sup>
<b>Number of rooms</b>	10
<b>Plot size</b>	approx. 8.120 m <sup>2</sup>
<b>Number of bedrooms</b>	5
<b>Number of bathrooms</b>	5
<b>Asking price</b>	820.000,00 €
<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

Magnificent distant view of the Gulf of Marciana Marina:

Tastefully renovated country house with guest house and sea view nestled in beautiful countryside.

The main house consists of four rooms plus living room, kitchen and three bathrooms.

The adjoining outbuilding consists of two rooms, cloakroom, two bathrooms and a kitchen-living room.

The property is completed by large terraces with views of the countryside and the sea. The sea can be reached in a few minutes by car.

The property is suitable as both a summer and winter residence as it has underfloor heating and air conditioning.

Use for holiday rental is also possible.

The terraced plot easily allows for the construction of a pool.

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

Marciana, Elba.



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**Your contact person**

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