



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Le Sprizze/Marciana Marina ! Charming villa with private access to the beach | Real estate Elba



IT-375E-KA

Seaview

57033 Marciana Marina

Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	57033
<b>Country</b>	Italy
<b>City</b>	Marciana Marina
<b>Additional geographical information</b>	Elba
<b>Living space</b>	approx. 330 m <sup>2</sup>
<b>Number of rooms</b>	10
<b>Plot size</b>	approx. 6.630 m <sup>2</sup>
<b>Number of bedrooms</b>	6
<b>Number of bathrooms</b>	4
<b>Asking price</b>	2.200.000,00 €
<b>Brokerage</b>	for the buyer 3,6 % 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

In the locality - Le Sprizze - in Marciana Marina the unspoilt nature meets the crystal-clear sea!

Here you will find this enchanting two-storey villa with private access to the beach.

On the ground floor there is a spacious living room with a majestic fireplace and a dining table with spectacular sea views. The beautiful panoramic view can also be enjoyed in the spacious and functional kitchen. Two comfortable bedrooms and two bathrooms complete this level, offering privacy and comfort.

There are four further bedrooms and two bathrooms on the upper floor. The master bedroom is a true oasis of calm, with a romantic fireplace and direct access to the large panoramic terrace overlooking the sea.

The highlight of this property is the private access to the beach, which can be reached via an exclusive staircase. Here, two technical rooms directly on the beach offer plenty of storage space, while on the roof terrace you can listen to the sound of the sea.

For more offers please consult our web site [www.real-estate-italy.com](http://www.real-estate-italy.com).

## Location

Marciana Marina



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**Your contact person**

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