



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Sea view villa, 70 meters from the sea,  
renovated and with modern building  
services | Real estate Elba



IT-E389-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. 300 m <sup>2</sup>
<b>Number of rooms</b>	8
<b>Plot size</b>	approx. 1.680 m <sup>2</sup>
<b>Number of bedrooms</b>	6
<b>Number of bathrooms</b>	5
<b>Asking price</b>	1.450.000,00 €
<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

Spacious villa in an exclusive panoramic position, just 3 km from Capoliveri.

The villa was built on a plot of 1,680 sqm and is surrounded by two courtyards and centuries-old trees.

The area is sparsely populated and very quiet.

The property enjoys its own access to the sea, which is only 70 meters away.

The recently renovated property has large and well-organized spaces:

On the first floor there are two bedrooms, one of which is particularly spacious and could be divided into a third bedroom.

Both rooms offer a breathtaking sea view and have a balcony and a veranda. Two elegant bathrooms complete the floor.

On the ground floor there are two large terraces, a closed veranda, a bright living room and a fully equipped kitchen.

In addition, there is an additional bedroom and a bathroom.

On the ground floor there is a large equipped courtyard, ideal for outdoor dining, flanked by a large professional kitchen with high-quality equipment and a rotating stone table that can accommodate up to 12 people.

The property is equipped with independent heating with gas boiler and radiators.

The property offers two more bedrooms, both with independent entrances. One of the bedrooms is equipped with a small kitchen and overlooks a magnificent pergola, while a bathroom serves both rooms and offers guests comfort and privacy.

Innovative energy systems guarantee optimal efficiency:

- 6 solar panels for hot water, stored in a 3,000-liter tank.
- Drinking water softener with 2,000-liter tank.
- 6kW photovoltaic system.



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Ideal for holiday rentals, already highly rated!

More information and floor plans are available on request.

## Location

Capoliveri, Elba.



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**Your contact person**

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