

Real estate agency

Villa/farmhouse - cod.S1014 - Periferia price 1.700.000,00 euro

In a quiet location with privacy, in the first countryside of Marina di Campo, a wonderful villa arranged over two levels. The ground floor consists of a comfortable entrance loggia, a spacious living room with a stone fireplace, a habitable kitchen, a hallway, a bedroom/study, a bathroom, and a storage room. On the first floor, there are three large bedrooms with high ceilings featuring wooden beams and tiles, two of which have access to a terrace with a sea view, and two bathrooms. There is a large terrace at the back and a staircase leading to an independent floor accessible from the outside as well.

The property is completed by a garden of about 1,400 square meters, completely fenced and planted with local species, a pergola equipped for splendid summer dinners outdoors, a barbecue area, an outdoor shower in masonry, solar panels, photovoltaic panels, thermal insulation, and a carport with parking spaces. The property is meticulously maintained and has been entirely renovated with excellent materials and high-quality finishes, also featuring a home automation system. The property is in class A1 as it includes all the best materials currently available on the market.

characteristics

Code	S1014
Typology	Villa
Surface (sqm)	250
Garden	yes
Garden (sqm)	1400
Terrace/Balcony	yes
N. bedrooms	4
N. bathrooms	3
Heating	yes
Distance sea	1200 mt
Sea view	yes
Parking space/Box	yes
Energetic class	55 KWh/Mqa - A1
Aria condizionata	yes



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