

**Real estate agency**

**Villa/farmhouse - cod.M1088 - Biodola    Negotiation in agency**

Surrounded by the tranquility of a pine forest of over 8000 square meters, in a privileged position characterized by an unparalleled and unique sea view over the exclusive Gulf of Biodola, we offer a prestigious large villa, featuring a spacious living room with a sliding glass door that opens onto a large terrace, ideal for outdoor dining and aperitifs, and for enjoying sunsets over the gulf in front. The villa is completed by a habitable kitchen and three spacious bedrooms, all characterized by sea views and equipped with air conditioning, as well as two bathrooms and additional utility rooms with a restroom, designated as staff quarters.

There is also an underlying two-room apartment with an independent entrance, and a detached structure consisting of a garage and laundry room.

The property is an excellent investment opportunity for those seeking a unique and exclusive property in one of the most prestigious and sought-after areas of the island of Elba.

**characteristics**

Code	m1088
Typology	Villa
Surface (sqm)	200
Garden	yes
Garden (sqm)	8000
Terrace/Balcony	yes
N. bedrooms	4
N. bathrooms	4
Heating	yes
Distance sea	500
Sea view	yes
Parking space/Box	yes
Energetic class	g
Aria condizionata	yes



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