

**Real estate agency**

**Villetta - cod.EG1038 - Val di Denari price 520.000,00 euro**

In a quiet and sunny residential area, a few steps from the center of Portoferraio, we offer a splendid recently built terraced house. The modern and functional interiors are spread over two levels and offer large spaces. On the ground floor, a welcoming living room opens onto the equipped porch and the garden, ideal for moments of relaxation outdoors. The eat-in kitchen, the service bathroom and the pantry complete the floor. On the upper floor, the sleeping area consists of a double bedroom with walk-in closet and access to the terrace, two other bedrooms and a finely finished bathroom. An uncovered parking space and garage complete the property.

The villa, built in 2019, is equipped with all the most modern comforts, such as air conditioning, underfloor heating and energy class A3, thus ensuring low consumption and comfort, also thanks to a new photovoltaic system coupled with storage batteries for maximum energy efficiency.

**characteristics**

Code	EG1038
Typology	Terraced house
Floor	Ground - 1
Surface (sqm)	120
Garden	Private
Garden (sqm)	200
Terrace/Balcony	15
N. bedrooms	3
N. bathrooms	2
Heating	Autonomous
Distance sea	1500
Parking space/Box	Yes
Energetic class	A3
[EN] Spese Condominiali	No
Aria condizionata	Yes



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