

for sale in Portoferraio Price on Application Ref. 712



450 sq.m. | Bathrooms: 5 | Bedrooms: 4 | Rooms: 9

Beautiful property nestled on approximately 3,500 square meters of land in a hilly area near the town of Portoferraio in panoramic position on the Gulf, within a convenient asphalted road 200 metres to the private main roads. The property consists of a villa of about 450 m2 with garden, land, pool and garage. Has recently been subject to expansion of parking spaces and the creation of an area can be used as a helipad. The building's supporting structure in reinforced concrete and consists of two floors and basement. The area nearest to the fabricated is spread over two levels separated by a stone retaining wall at the ground floor, this area is paved and has a circular pool with a capacity of about 85,000 litres, planters masonry, barbecue and wood oven. The remaining parts are left to nature with spontaneous essences olive and pine trees. Access driveway leads first to the parking spaces (5/6) and then to the basement where there is a large porch, also can be used as indoor parking, and two garages. The basement level consists of an entrance hall, a local winery with two garages on Foundation area, Windows, bathroom and utility room. Upstairs you will find a local entrance, hallway, utility room, stairs leading to the upper level, local kitchen, pantry, bedroom, large living room with large Windows with sliding doors that bring in direct communication the indoor environment with external paved areas, thanks to the strong overhang of the roof are particularly usable and livable all year round. Are accessible from the outside, near the swimming pool, bathroom and a utility room. The first floor consists of a large hall and three double bedrooms all with bathroom for exclusive use. Pit three terraces accessible. The property has a heating system fuelled by LPG and in each room there is a habitable indoor unit of air conditioner with heat pump function. The villa has, most importantly on the island of Elba, water accumulation tank divided into six tanks that are used for collecting rain, too, for a total of 50,000 liters. The garden

has an automatic irrigation system. The villa has an advanced intrusion detection system with remote surveillance camera, WI-FI system on private radio and tv digital/satellite. The driveway gate and the lighting of the pool area are equipped with radio controls. The villa is characterised by high quality fittings and is overall in excellent condition manutenzione. SI PLEASE REFRAIN CURIOUS and time wasters.

Certification

Energy Class: G

Features

Code: 712	Reason: Sale
Address: Via Luigi Einaudi	Zip Code: 57037
Municipality: Portoferraio	Total Square Meters: 450 sq.m.
Bedrooms: 4	Bathrooms: 5
Rooms: 9	State of Preservation: Excellent
: 3	Level: Multi-Storey
Total Floor: 3	Heating: Heating
Parking: Uncovered Parking	Current Status: Free to the deed
Terrace: Present, 350 sq.m.	Garden: Private, 3.500 sq.m.
Sea Distance: 500 meter	Kitchen: Regular Kitchen
Terrace : 350 □	Tv Antenna : Autonomous
Porch	Tv SAT : Autonomous
Closet	ADSL Coverage
Cellar	Fastweb Coverage
Air-Conditioned	Parquet
Telephone System	Wiring : By Law
Shower	Wooden Window Frames
Shutters	

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Public Transport
Kindergarten	Elementary Schools
Schools	High Schools
Cafe	Post Offices
Shopping Centers	Municipal Offices





