Prime Properties
Via Guglielmo Marconi, 51 - 57034 Campo nell'Elba - Isola d'Elba
Phone number (+39) 0565 977680

# Villa for Sale in Capoliveri - Isola d'Elba

# € 2.700.000

## Ref. CBI123-1458-184



### 608 sq.m | Bathrooms: 16 | Bedrooms: 15 | Rooms: 22

NAREGNO – In Naregno, one of the most charming towns on the Island of Elba, immersed in the quiet and greenery of the Mediterranean scrub, lies this splendid semi-detached villa, arranged on one level, with direct access to the sea and a breathtaking panoramic view.
The property is divided into two independent residential units, each with a separate entrance, perfectly integrated into a harmonious and private setting.
The first unit comprises a spacious, bright living room that opens onto a large seafront terrace, perfect for enjoying Elba sunsets or dining al fresco in complete tranquility. The living area is complemented by a comfortable and functional eat-in kitchen. The sleeping area comprises three bedrooms, all with private bathrooms, ensuring maximum comfort and privacy. Completing this part of the villa is a fourth bedroom with bathroom, a separate entrance, and a room currently used as a laundry room.
The second unit comprises a living room with kitchen, three bedrooms, all with private bathrooms, and another bathroom on the main level, and externally a fourth bedroom with bathroom, ideal as a space for guests or staff.
The completely independent basement level features three separate two-room apartments, each with its own entrance, and four bedrooms with private bathrooms, perfect for guests or for hosting.
The villa's true strength is its privileged location, with private access to the sea-an increasingly rare feature-which makes this property unique and perfect for those seeking an oasis of tranquility and beauty just steps from the water.

The two units can be purchased separately -

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Ref. CBI123-1458-180 Price €1,350,000.00
Ref. CBI123-1458-234 Price €1,350,000.00

## Property Informations

| | |
|---|---|
| **Address**: Loc. Naregno | **Zip Code**: 57031 |
| **Bedrooms**: 15 | **Bathrooms**: 16 |
| **Rooms**: 22 | **Internal condition**: Excellent |
| **---> data_operazione <---**: 0000-00-00 | : 0000-00-00 |
| **Floor**: Ground Floor | **Total floors**: 1 |
| **Parking space**: Uncovered | **Current Status**: Available after the deed of sale |
| **Terrace**: Present | **Garden**: Private |
| **Sea distance**: 200 meter | **Kitchen**: Present |










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