

FOR SALE

LA FENICE  
IMMOBILIARE

La Fenice Immobiliare

AGENCY — LA SPEZIA

RIO MARINA — TOSCANA

# ISLAND OF ELBA - RIO MARINA - THE SECCALETTO

€ 800.000

PRICE

232 m<sup>2</sup>

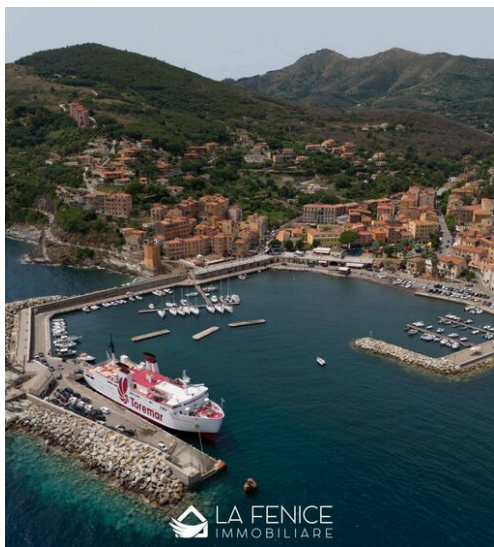
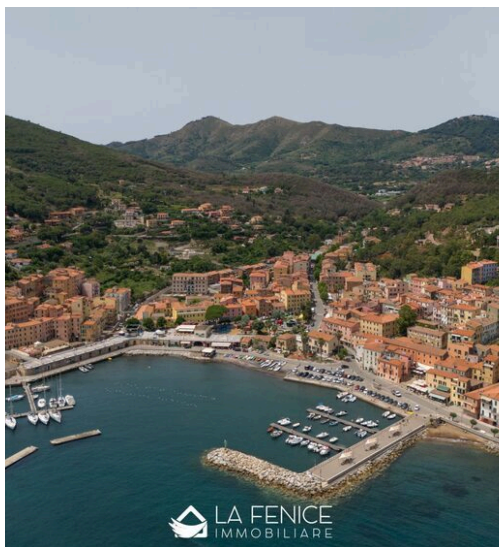
SQUARE METRES

5

ROOMS

 LA FENICE  
IMMOBILIARE

# The Spaces



## DESCRIPTION

# ISLAND OF ELBA - RIO MARINA - THE SECCALETTO

ISOLA D'ELBA - RIO MARINA - IL SECCALETTO A place to free your thoughts and let them swim far away. In the enchanting setting of Rio Marina, on the west coast of the Island of Elba, we propose this property with warm and welcoming tones, developed on three levels, with internal elevator that allows convenient access to each floor, making it usable by any type of clientele. The sea view alternates with that of the light that floods every room, warming sight and soul with a single glance. Each room is a detail of peace in sync with the others, like a single space capable of multiplying and creating an environment where the dream becomes superfluous in the face of reality. The property consists of: - 3 bedrooms - 3 bathrooms - Spacious living room with kitchen island - Laundry Room - Garage/garage room - Cellar for use Depandance with bathroom (Separate negotiation) The property can be reached directly by car, arriving at the garage, from which starts a small hallway leading to the main entrance and the laundry area from which starts the elevator that connects

the various floors The living area, on the third floor, provides an open space living area with open kitchen with peninsula in white Carrara marble, two balconies overlooking the sea, perfect for an aperitif or breakfast, small ante-bathroom and a service bathroom. Going down to the second floor we have the master bedroom consisting of large room, with double bed and two armchairs, very large bathroom with sink and shower always covered in Carrara marble. Wooden boiserie reported in all rooms, with the same wood for closets and closets room always inside the masterbedroom. Going down to floor one we have the two guest rooms, one master bedroom with closet and one with two cribs and service bathroom. Externally on the ground floor there is the possibility to buy with confidential negotiation for 100.000 euros a room of about r49 square meters for warehouse use , used as an annex with dressing room and private bathroom Finishes of the highest level, property totally demolished and rebuilt with earthquake-resistant structure, all in reinforced concrete, new floors,...

 **232 m<sup>2</sup>**  
AREA

 **3**  
BATHROOMS

 **5**  
ROOMS

 **€ 800.000**  
PRICE



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## CONTACTS

### Book a visit

Contact us for more information  
or to schedule a viewing.

 **PHONE**  
**3938055790**

 **EMAIL**  
**portali@immobiliarelafenice-sp.it**

 **ADDRESS**  
**Via Vittorio Veneto 123/125, La Spezia, La Spezia**