



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it



## Villa Sale in Via Dei Casalini 1

### Exclusive modern villa on Elba Island

Come discover the luxury and beauty of this villa located in an exclusive property, surrounded by enchanting olive groves and a Mediterranean garden. With a surface area of 300 square meters, this residence offers the perfect combination of modern comfort and traditional charm.

Inside, you'll be greeted by spacious and bright living areas, enhanced by a captivating fireplace that creates a cozy and refined atmosphere. The villa features five bedrooms, each designed to provide maximum relaxation and privacy.

The gated garden not only offers security and privacy but is also perfect for pet lovers. Here you'll also find a fully equipped outdoor kitchen-bar, ideal for entertaining friends and family.

Enjoy the outdoor lifestyle on the patio with dining and lounge area, as well as spacious terraces-solariums where you can relax and admire the breathtaking views of the surrounding landscape. Outdoor showers are also available, perfect for cooling off after a day in the sun.

Additionally, the property boasts a convenient private parking with columns for electric car charging, ensuring a modern and sustainable residential experience.

Don't miss the opportunity to live in this extraordinary villa, where comfort, style, and nature harmoniously blend. Contact us today to schedule a visit and learn more about this captivating property.

#### INFORMATION

Ref.	Isola D'Elba 035
Type	Sale
Category	Villa
Price	2,550,000.00
Annual Expense	
Year	2023
Energetic Class	A4 122.21

#### NUMBER

Rooms	10
Bedrooms	5
Bathrooms	5
Balconies + Terraces	
Floor	
Car Space	
Box	

#### SQUARE METERS

Commercial	350
Garden	1000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

### FEATURES

Property Conditions **New**

Rank **Elegant**

Position **See**



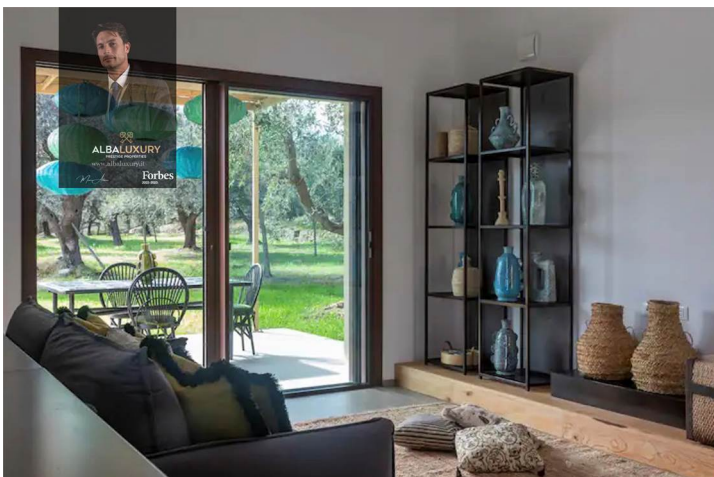
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View	Sea View	Orientation	North West South East	Free Sides	4
Garden	Private	Furniture	New Furniture	Type living	Salon
Kitchen	Eat-In Kitchen	Heating	Independent	Heating Type	Boiler
Type of heating system	Floor heating	Energy source	PV	Hot Water	Independent
Fixtures	Metal triple glazed	Doors	New		

## ACCESSORIES

Fireplace	Safe	Electric gate	Double glazing	Double entrance
Photovoltaic system	Separate entrance	Laundry room	Condominium park	Car passage
Footpath				

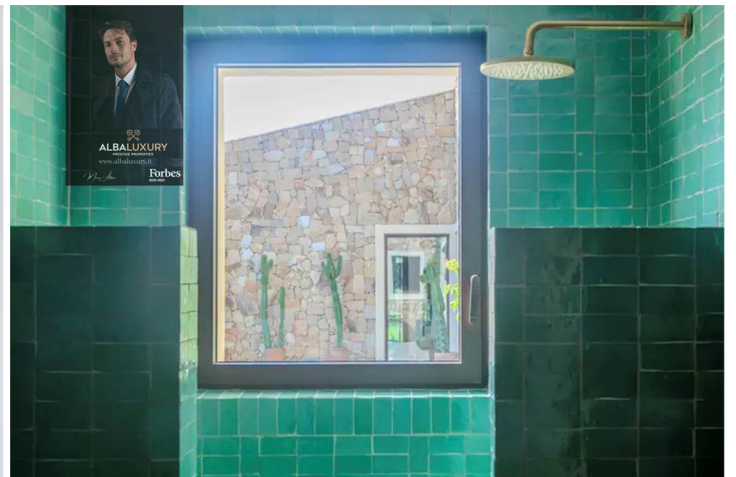
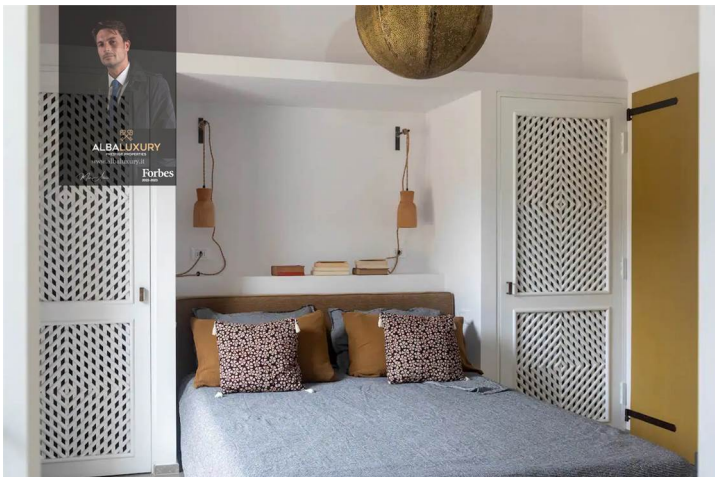
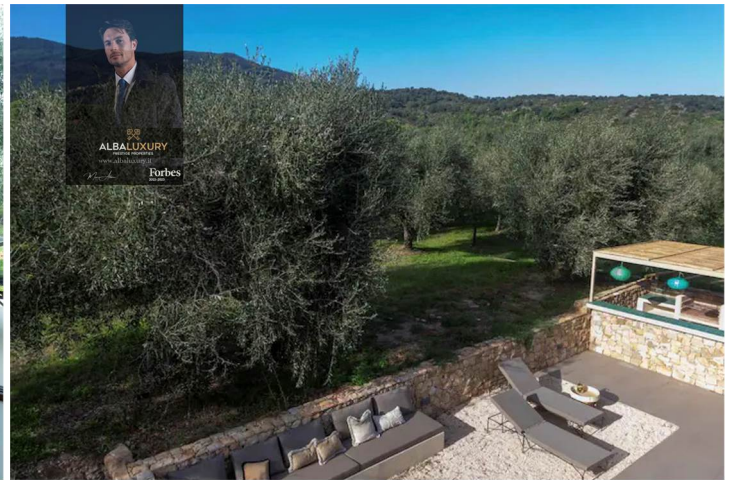
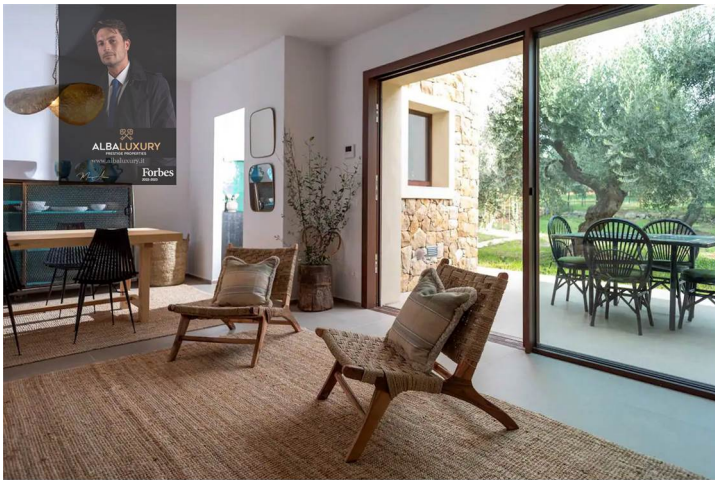
## IMAGES







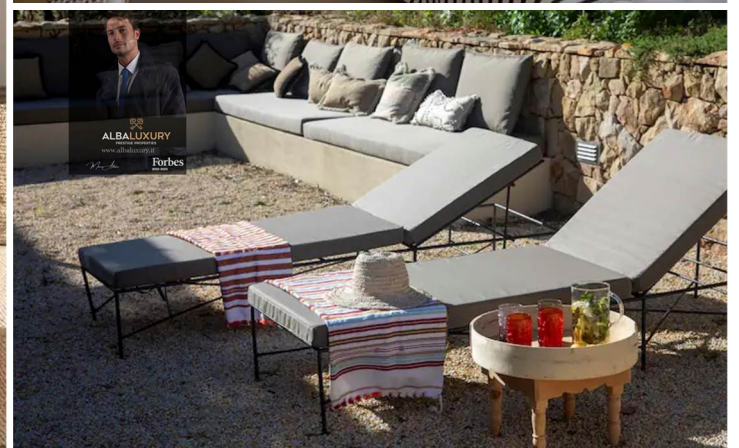
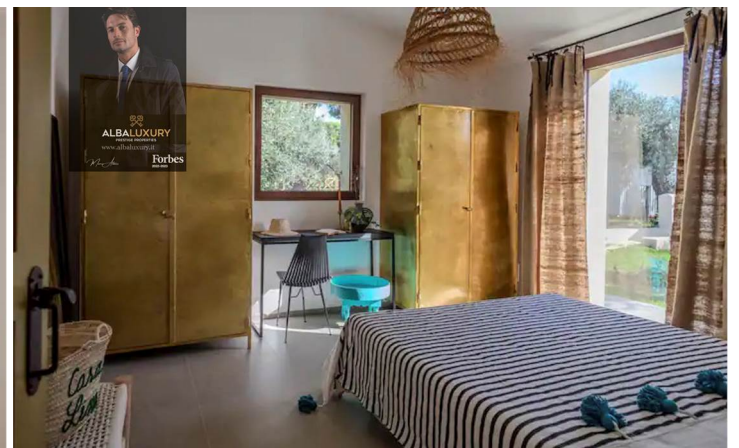
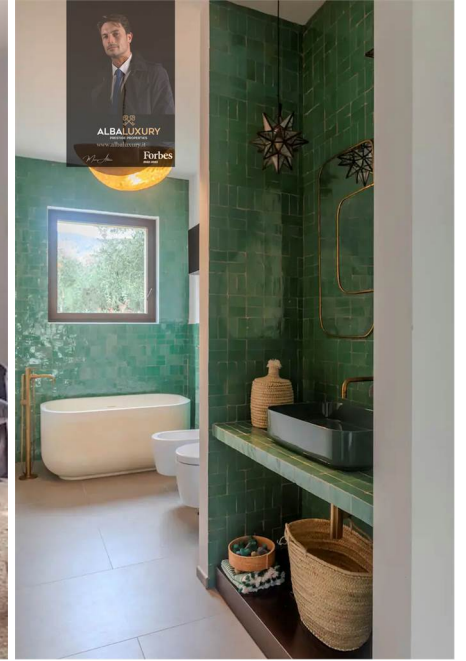
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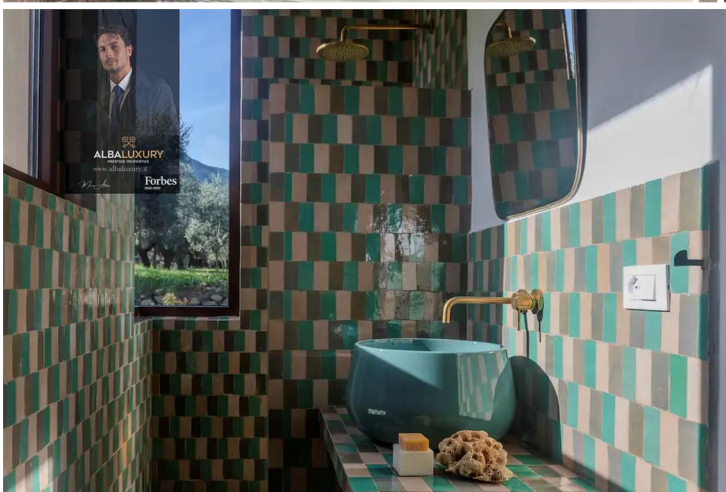
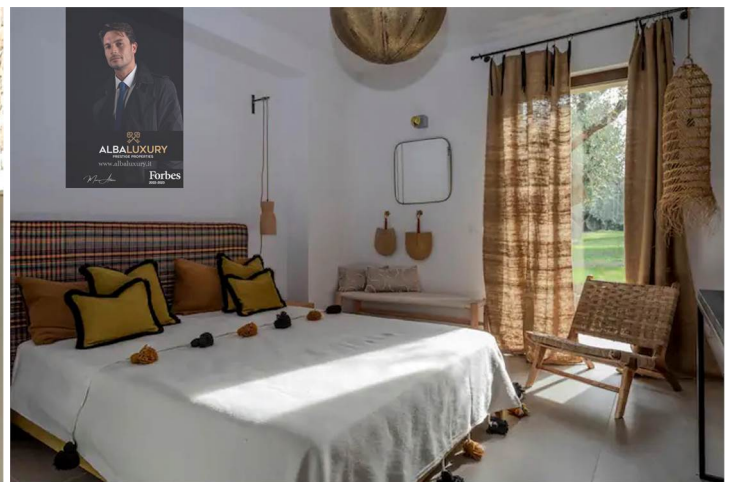

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