



Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



Villa Sale in Portoferraio (LI) via Valdana 1

Prestigious property on the island of Elba, Tuscany

Description in English:

Charming property of great prestige in Tuscany, on the island of Elba, which stands on the top of a small hill overlooking the bay of Portoferraio. The property immersed in nature consists of a plot of land of about 21 hectares on which there are several buildings. It is located in Località Campo ai Peri, only 8 km from Portoferraio, 5 km from Porto Azzurro and only 1 km from the sea (Lido di Capoliveri or Norsì) and bordering on the Acquabona Golf Club. Approximately 4 hectares of the land is used as an olive grove with 550 olive trees, whose average production is 70 square metres of olives per year. Another part of the land was previously used as a vineyard and there is still the possibility, also in terms of administrative permits, to restore it. A vegetable garden and a wood complete the property. The buildings present are divided as follows: 1. The manor house; 2. The former farmer's house; 3. A garage; 4. Two small outbuildings; 5. An underground cellar; 6. A lemon house

1. MANOR HOUSE

With a surface area of about 450 square metres, built at the beginning of the 20th century, it was renovated in the 1970s and has excellent finishes that make it unique. Arranged on two floors, the ground floor comprises a flat with two bedrooms, a bathroom, a living area with fireplace and a kitchen with pantry. The second flat has a private entrance from the garden, complete with bathroom and kitchen. On the second floor there is a flat comprising kitchen and services, plus three rooms with bathroom. One of these has a large terrace with sea view.

2) FARMER'S HOUSE

The typical structure of turn-of-the-century farmhouses has been completely renovated with high-level finishes. The state of maintenance both inside and outside is excellent and the total net surface area is 210 square metres. It consists of two flats, one of which has a large garden and barbecue area, each on one floor, and some storage rooms.

3) GARAGE

The building is located close to the dwelling, adjacent to a large private parking area.

4) TWO SMALL ANNEXES

They are located in the garden of the main house and constitute two living rooms. With the same finishes as the main house, of which they are a complement, they are in an excellent state of repair. In the immediate vicinity there is a barbecue, a wood-burning oven and technical rooms used as laundry.

5) BASEMENT CELLAR

The building, dating from the Second World War era and previously used as a bunker by the German army, is located next to the manor house, inside the garden, and is completely underground and used as a cellar. 6) LIMONAIA

An intimate and evocative garden, characterised mainly by citrus plants (lemons, oranges, grapefruits and mandarins). Inside are masonry flowerbeds and a basin with water from two valleys upstream of the land.

The property is equipped with two Roman wells and a recently built artesian well that ensure the property an abundant water supply (of excellent quality as demonstrated by the analyses carried out) for both domestic use and for the garden.

Elba is an island in the Tuscan Archipelago National Park renowned for its beaches and for having hosted Napoleon Bonaparte during his exile (1814-15). An island with 100 beaches of extraordinary beauty, the island of trekking and mountain biking, the island of a thousand colours and scents, the island of minerals, rich in history and culture.



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INFORMATION

Ref.	Isola D'elba 009
Type	Sale
Category	Villa
Price	Reserved
Annual Expense	
Year	
Energetic Class	VA

NUMBER

Rooms	10
Bedrooms	9
Bathrooms	8
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	660
Garden	21000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

FEATURES

Property Conditions	Good	Rank	Elegant	View	Open View
Orientation	North West South East	Free Sides	4	Garden	Private
Heating	Central	Type of heating system	Radiator heating		

ACCESSORIES

Fireplace

Data network

IMAGES





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