



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 Rio (LI) Calata dei Voltoni 1

Charming seafront villa, Elba Island

Enchanting structure with an attached farm overlooking the Gulf of Cavo.

Located on the picturesque coast of the Gulf of Cavo, at the end of the Island of Elba, a short distance from the beach, this charming 18th-century Tuscan residence houses a refined accommodation facility with an attached farm.

Immersed in one of the most suggestive scenarios of the island and surrounded by untouched nature, the property consists of an elegant villa dating back to the 18th century, completely renovated, which invites total relaxation. It enjoys a spectacular heated pool and a charming wellness area, immersed in the woods, with three whirlpool tubs and three panoramic saunas with breathtaking views of the sea.

The structure boasts six refined independent suites, located in elegant wooden and glass buildings, characterized by exposed wooden beam ceilings and precious antique furnishings. Each suite, unique in its kind, has a private spa area with a Jacuzzi and a relaxation area in the enchanting surrounding woods. To enrich the tourist offer, the property also offers a prestigious restaurant and a wooden club house, with cozy sofas and armchairs, ideal for moments of relaxation, reading or enjoying delicious cocktails.

Within the five hectares of greenery surrounding the splendid estate, with three distinct entrances, one hectare is dedicated to olive groves with 400 olive trees, while large spaces are intended for the cultivation of fruits and vegetables, including a vegetable garden, fruit trees, and aromatic and medicinal plants, thus constituting a real farm.

An authentic paradise, where the untouched natural beauty offers the opportunity to enjoy the silence of the sea, immersed in the suggestive landscape of the Island of Elba.

INFORMATION

Ref.	Isola D'Elba 002
Type	Sale
Category	Villa
Price	3,800,000.00
Annual Expense	
Year	1600
Energetic Class	G

NUMBER

Rooms	10
Bedrooms	7
Bathrooms	8
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	1500
Garden	50000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	



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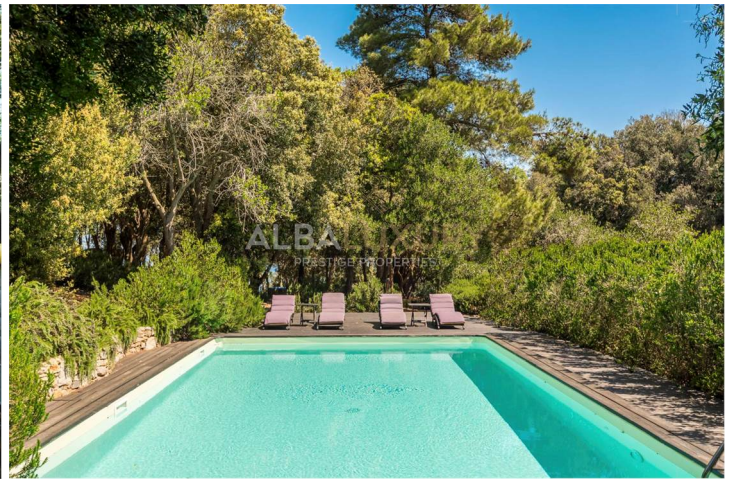
FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	See
View	Lake View	Free Sides	4	Garden	Private
Furniture	Furnished	Kitchen	Eat-In Kitchen	Heating	Independent
Cooling	Split				

ACCESSORIES

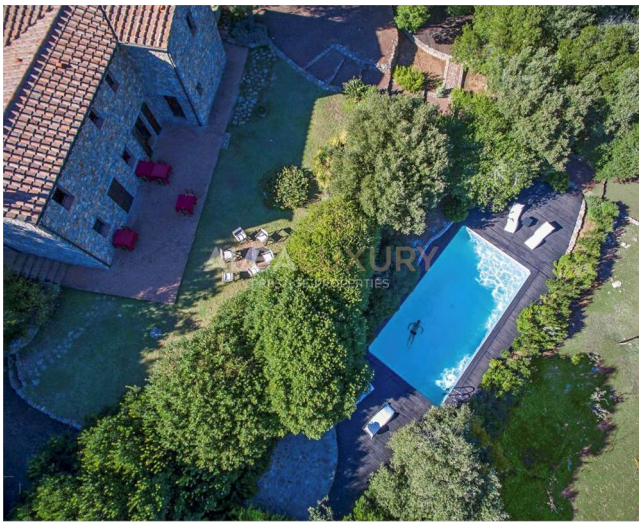
Antitheft	Air conditioning	Barrier-free bathroom	Fireplace	Double entrance
Separate entrance	Swimming pool	Outdoor tables	Awning	

IMAGES



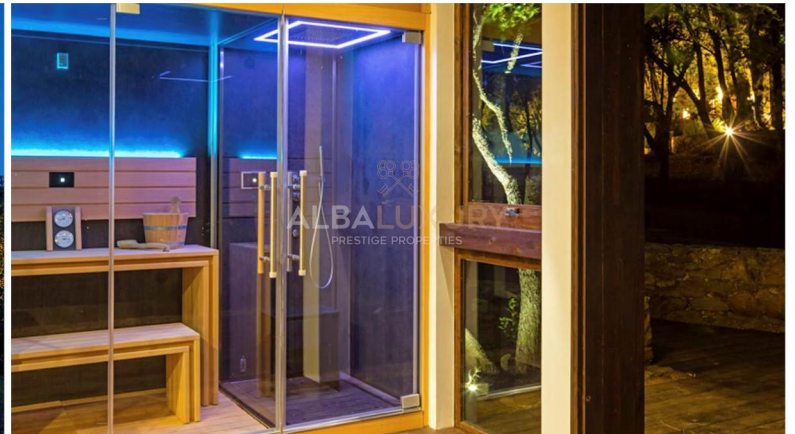
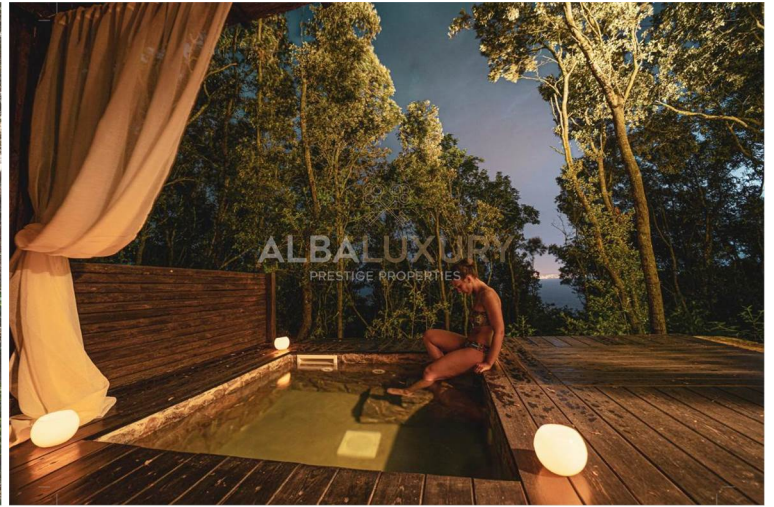
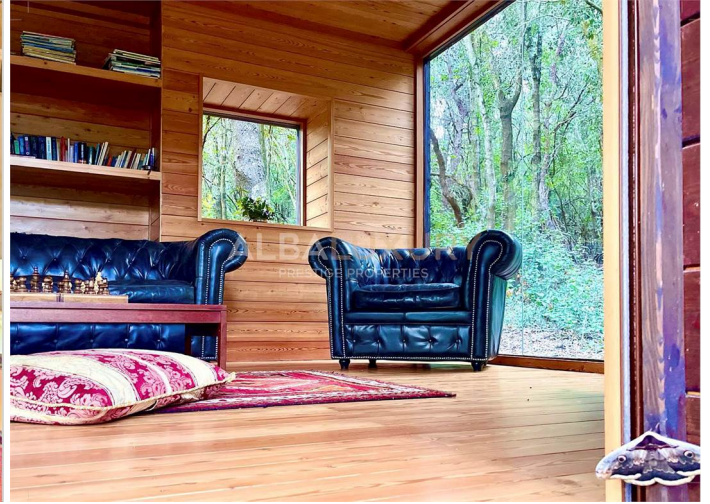


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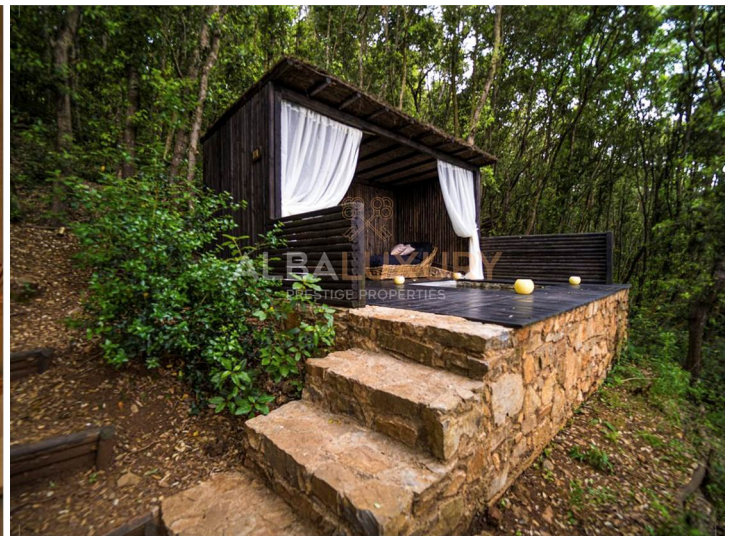
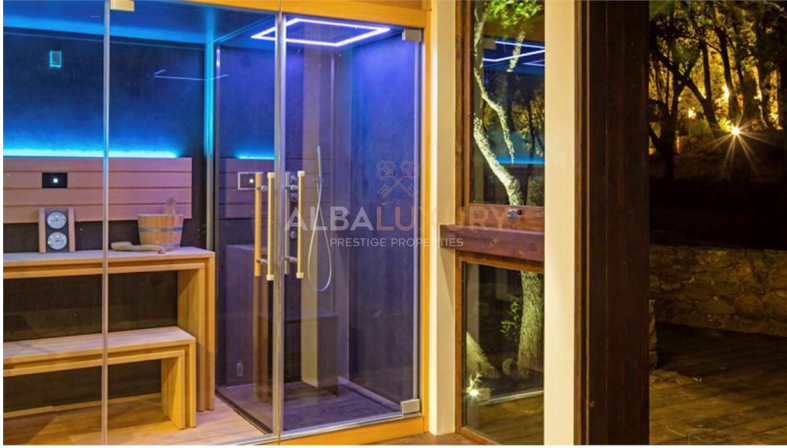


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