

FOR SALE



THE
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AGENCY — ROMA

RIO NELL'ELBA — LI

Villa Luisa - Panoramic historic mansion.

€ 649.000

PRICE

355 m²

SQUARE METRES

5

ROOMS

The Spaces





DESCRIPTION


Villa Luisa - Panoramic historic mansion.


On the island of Elba, in a reserved and dominant position, Villa Luisa preserves the authenticity of late nineteenth-century dwellings. A private driveway breaks off from the main road and leads gently to the property: along the way, the greenery opens up to the blue sea and accompanies you to the garden in front of the house, where your gaze immediately meets the horizon. The villa stands on a small rise, a few minutes' walk from the marina of Cavo, and is surrounded by two plots of land (respectively of coppice and vineyard quality), for a total consistency of 2,016 m², divided between slopes, avenues and flat areas immersed in Mediterranean vegetation. One of the plots, the most collected and naturally predisposed, offers the possibility of building - with the right interventions and the right investment - a swimming pool with solarium, in perfect harmony with the

context. Arranged on two main levels, in addition to the attic and the panoramic turret, for a total of 262 m² covered, the villa retains all the charm of its age, offering ample space and a structure that lends itself to multiple interpretations: a charming residence for private use or a cozy dwelling intended for hospitality. On the ground floor there is a living room, a livable kitchen with fireplace and dining area, two bedrooms, a bathroom and a large storage room. The second floor houses four bedrooms, a living room, a kitchenette, and a second bathroom, with access also to the attic and the original turret, from which the view of the sea is unparalleled. Villa Luisa is waiting to be rediscovered and reinterpreted: its architecture, location, and the light that surrounds it at all hours of the day make it a perfect canvas for shaping a unique project.

 **355 m²**
AREA

 **5**
ROOMS

 **2**
BATHROOMS

 **€ 649.000**
PRICE

FEATURES



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CONTACTS

Book a visit

Contact us for more information
or to schedule a viewing.

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