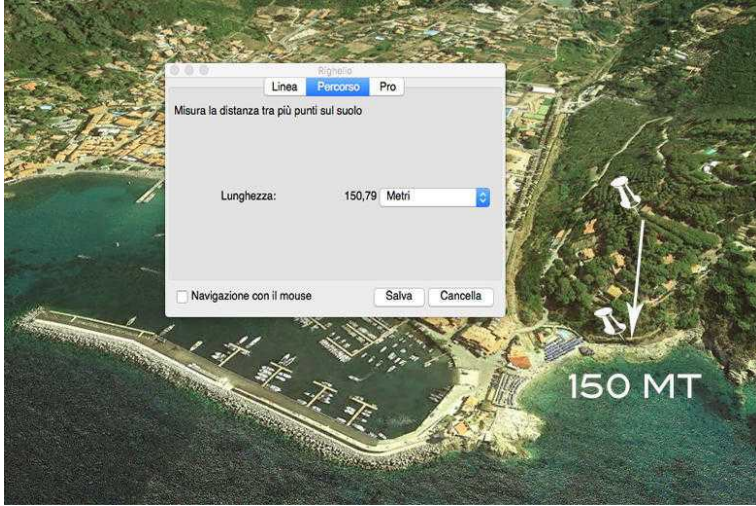


Charming villa Anti-seismic with Panoramic ruin, Elba Island, Tuscany, Italy (1 GBP)



Location **London, London**

<https://www.freeadsz.co.uk/x-486711-z>



Charming villa "Anti-seismic" with Panoramic ruin, Elba Island, Tuscany, Italy Private sale of Villa Fenice a charming villa on three levels, located in the municipality of Marciana Marina - Elba Island, Tuscany, Italy.

Elba Island is 224 square kms and is situated only 10 kms from the coastal town of Piombino, the third largest Italian island after Sicily and Sardinia and the largest in the Tuscan Archipelago. It has recently become part of the Tuscan Archipelago's National Park together with the islands of Pianosa, Capraia, Montecristo, Giglio and Giannutri.

The Island is divided into 8 municipalities (Portoferraio, Campo nell'Elba, Capoliveri, Marciana, Marciana Marina, Porto Azzurro, Rio Marina e Rio nell'Elba) with a total population of about 30.000 inhabitants, which increases considerably during the summer.

An excellent ferry boat service exists and a small private civil airport open to commercial flights connects Elba with several european cities such as Altenrhein, Berna, Firenze, Friedrichshafen, La Chaux de Fonds, Lugano, Milano Linate, Monaco, Pisa, Sion and Zurigo.

Marciana Marina is one of the most important towns of the island and is situated at sea level, with nearly 2.000 inhabitants. The climate is warm and temperate with an average annual temperature of around 16.2 °C.

There is a small marina called Circolo della Vela and three main beaches, Il Moletto that is to be found along the seafront center, while La Fenicia and La Fenicetta are near The Medicea Tower that was built to protect the town in the sixteenth century from frequent pirate invasion.

The promenade going from the old part of the town called Il Cotone upto The Medicea Tower has

preserved the original architectonical and urbanistic features of the 18th century, so typical to the coastal

the island. Many a

the island's historical and estate property in the field, is a villa built with the most

and modern techniques

divided into three

- a ground floor consisting of kitchen and open space living room, 2 bedrooms, bathroom

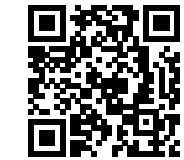
transon

- garage and storage space convertible into Tavern

The property has a sea view of 180° including a fantastic viewpoint that overlooks the gulf of Marciana Marina, surrounded by approx. 8000 square meters of Mediterranean vegetation, Pines, situated in the most reserved and exclusive part of the town with walkthrough to Fenicetta Beach. The villa also includes a small panoramic ruin, found on a 850sq m plot, accessible on foot, near the center and the sea. And



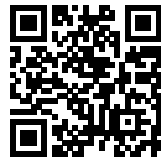
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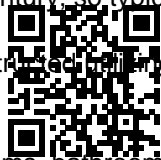
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