



## Restaurant and Apartment For Sale in Marciana Elba Island Tuscany Italy



### Information de l'agent

Nom:	Niall Madden
Nom de compagnie:	Esales Property Limited
Pays:	Royaume-Uni
Expérience since:	2002
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 903,124.76

#### Location

Pays:	Italie
Adresse:	Via vallegrande Procchio
Indicatif régional:	57030
Soumis:	28/07/2023

#### Description:

Restaurant and Apartment For Sale in Marciana Elba Island Tuscany Italy

Esales Property ID: es5553563

Via vallegrande Procchio  
Marciana  
livorno  
57030  
Italy

With its glorious natural scenery, beautiful climate, welcoming culture and excellent standards of living, Italy is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world. On offer is the chance to invest in not one but two properties which could be a permanent residence or thriving Airbnb business if redeveloped into multiple living quarters. Renowned restaurant for sale in Procchio with 70 outdoor and 30 indoor seats.



Above the restaurant an apartment composed of living room with kitchenette, double bedroom, single bedroom, bathroom, large attic, terrace and external bedroom.

The property is a historical building from 1885 as stated from a plaque found during renovation works !  
The property can be transformed into apartments or B&B !

As already the commercial and office premises in front of the above has already turned from office and commercial to apartments!

## ABOUT THE AREA

The smallest town on the entire island of Elba, in Procchio there are enchanting villas, practically invisible to prying eyes, immersed in the green of the gentle hills or overlooking the coast. This village represents one of the most suggestive panoramas of the island. Since the seventeenth century, the municipality of Marciana has been a renowned place for producing frank and sincere wine, exported mainly to the ports of Liguria and Tuscany.

Elba is a Mediterranean island in Tuscany, Italy, 10 km from the coastal town of Piombino on the Italian mainland.

Elba is the biggest island of the Tuscan Archipelago National Park and the third largest island in Italy after Sardinia and Sicily. Together with eight other islands, including Giglio, Pianosa and Montecristo, it is part of the largest marine park in Europe.

There are several memories of its glorious past as we visit the island, from the archaeological findings in its museums to the impressive fortresses and military constructions such as Castello del Volterraio and then on to the beautiful Napoleonic residences of the 1800s such as Palazzina dei Mulini.

What really makes Elba marvelous and renowned are its clear and blue waters and beautiful beaches. The extraordinary richness of its landscapes, both land and marine, turns the island of Elba into a unique destination in Tuscany. We can say that is heaven on earth, with nothing to envy of more exotic Caribbean destinations.

In addition, Elba is the perfect place for outdoor sports and activities. Among the most appreciated sports, there is diving and snorkeling, thanks to its rich seabeds housing lots of different species of fish. But outdoors lovers can also enjoy spending time on land hiking and mountain biking, enjoying a round of golf, a day of sailing or enjoying days of complete relaxation at the thermal baths of San Giovanni. Here's another excellent resource on Elba island and what you can see and do on the island of Elba!"

## MAiN FEATURES:

- 1000m2 to Redevelop or Continue Running as a Restaurant
- Separate Apartment Included in the sale
- Stunning Views
- Parking
- Private Garden



- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of Italy
- Many excellent sports facilities, walking and cycling areas nearby
- Rental Potential through Airbnb and Booking.com if redeveloped

Contact us today to buy or sell property in Elba Tuscany Italy fast online

## Commun

Chambres:	3
Salle de bains:	1
Pied carré fini:	1000 m <sup>2</sup>
Dimesions du lot:	1000 m <sup>2</sup>

## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL: <https://www.youtube.com/embed/ZhU8psigI6g>

## Contact information

IMLIX ID: IX4.693.429

