

VILLA FOR SALE



Portoferraio

Portoferraio, Tuscany

Italy

Asking Price

€2,500,000

Bedrooms 10

Year Built 0

Bathrooms 10

Date Listed 03/13/2025

Size 500 Sq M

Listing ID GL-1762752417

Listed by: Toscana Houses

For more information, visit:

<https://www.globallistings.com/12039689>

Overview

Key features

4 residential units (3 for agritourism)

9 hectares of land

Vineyards (2.6 hectares) producing 20,000 bottles of wine

Olive groves (2.5 hectares) for olive oil production

Swimming pool with sun terrace

Lush gardens with orange, lemon, and palm trees

Historic property dating back to the 19th century

Energy Class: G (EPI: 175 kWh/m2 year)

Description

Nestled in a secluded and sunny corner of Elba island, near Portoferraio, this stunning estate is surrounded by 9 hectares of land featuring vineyards, lush gardens, and fruit trees such as oranges, lemons, and palms.

The three typical Elban houses, dating back to the 19th century, have been carefully restored to maintain their historical charm, using traditional materials like stone and artisanal tiles.

The estate includes four residential units, three of which are dedicated to agritourism, while the fourth serves as the main residence. Interiors feature sanded beams and high-quality finishes, creating a warm and authentic atmosphere.

An elegant courtyard in an Arabic style encloses a historic orange grove, while a delightful swimming pool with a sun terrace and a large outdoor patio enhance the residential area.

Agricultural production

Vineyards: 2.6 hectares cultivated with Chardonnay, Vermentino, and Aleatico, producing approximately 20,000 bottles of award-winning wine annually.

Olive groves: 2.5 hectares with 100 olive trees, producing high-quality extra virgin olive oil.

Additional land allows for planting more vines on 2.5 hectares, offering further agricultural potential.

Location and potential

Situated in a verdant and tranquil area, this estate combines the natural beauty of Elba island with a unique opportunity for profitable investment in the tourism and agricultural sectors. Both the facilities and the land are in excellent condition, making this estate ready to operate as a luxury agritourism venue or a prestigious private residence.

Portoferraio - few km

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