COLDWELL BANKER
EUROPA REALTY

Apartment Aregno 80 m²



SALE PRICE : 399 000 €

EMAIL : ALLEGRINI.REALTY@COLDWELLBANKER.FR

9 Avenue Piccioni
France, 20220, L'Île-Rousse

PHONE : +33625723157
allegrini.realty@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

Located in the charming village of Aregno, within an exclusive residence comprising only three apartments, this beautiful garden-level apartment offers an exceptional lifestyle, combining the authentic charm of the Balagne region with modern comfort.

Offering approximately 80 sqm of living space, the apartment features a functional layout and quality finishes. It comprises:

A spacious living area with an open-plan kitchen,
Two bedrooms with built-in wardrobes,
A shower room,
A separate WC.

The living room opens onto a lovely 50 sqm private terrace and garden, ideally facing south-west and enjoying beautiful open views of the surrounding mountains.

Designed for comfortable everyday living, the property also benefits from two private parking spaces and a storage room.

Ideally located just a few minutes' walk from the heart of the picturesque village of Aregno, renowned for its authentic character and relaxed lifestyle, the apartment enjoys immediate access to local amenities, including shops, restaurants, the primary school and village services. L'Île-Rousse and Algajola Beach, together with their shops and restaurants, are just a 10-minute drive away.

An ideal property as a primary residence, holiday home or investment opportunity, within an intimate residence where comfort, modern living and quality of life blend seamlessly.

Sale Price Including Agency Fees

Coldwell Banker Allegrini Realty
Roxane Pellegrini
+33 (0)6 01 29 10 00
roxane.pellegrini@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	Apartment	Area:	80.18 m²	Property tax:	€768.00
Number of rooms:	3 rooms	Number of bedrooms:	2 bedrooms		

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 132

Greenhouse gas emissions (GHG) index: A 5

9 Avenue Piccioni
France, 20220, L'Île-Rousse

PHONE : +33625723157
allegrini.realty@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY













9 Avenue Piccioni
France, 20220, L'Île-Rousse

PHONE : +33625723157
allegrini.realty@coldwellbanker.fr