COLDWELL BANKER
EUROPA REALTY

Apartment L'Île-Rousse 110 m²



SALE PRICE : 860 000 €

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EXCLUSIVITY

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

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DESCRIPTION

In a recent luxury residence, just a few minutes from the town center of L'Île-Rousse and all amenities, this approximately 110 sqm apartment embodies an elegant lifestyle, combining contemporary comfort with Mediterranean softness.

The apartment charms with the harmony of its volumes, the quality of its finishes, and the fluid layout designed for both comfort and functionality in everyday living.

It comprises:
– Approximately 110 sqm of living space,
– Three bedrooms, including a master suite,
– Two shower rooms with WC,
– One separate guest WC,
– A pantry / laundry room,
– An exceptional terrace of approximately 60 sqm featuring a jacuzzi, summer kitchen, and pergola, creating a true outdoor living area,
– A landscaped private garden.

The apartment is elegantly arranged around a subtle split-level design with a few steps naturally separating the children's sleeping area from the living space and master suite, while maintaining a soft and harmonious flow throughout.

The entrance level, on the ground floor, leads to a sleeping area composed of two bedrooms, a shower room with WC, a guest WC, and a utility room. A discreet rear garden extends this space in an intimate and lush atmosphere.

Filled with natural light, the living area features a fully equipped open-plan kitchen and opens seamlessly onto the terrace. The elegant and comfortable master suite also benefits from direct access to this outdoor space.

Outside, every detail has been carefully designed to enhance moments of relaxation: a summer kitchen, semi-inground jacuzzi, pergola, retractable awnings, and several reception areas. Sheltered from view, the terrace offers a unique atmosphere, balancing intimacy with openness to the surrounding landscape. Glass railings fully reveal the sea and the Îles-Rousses, offering a soothing panoramic view.

Air conditioning, integrated mosquito screens, quality materials, and refined finishes reflect a perfectly accomplished property, ready to move into.

A rare property where every detail has been designed to offer a refined living experience combining elegance, light, and serenity.

EXCLUSIVE LISTING

Agency fees included in the sale price

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FEATURES

Property type:	Apartment	Area:	110.37 m²	Elevator:	Oui
Property tax:	€1.00	Number of rooms:	4 rooms	Number of bedrooms:	3 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): A 37

Greenhouse gas emissions (GHG) index: A 1

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