COLDWELL BANKER
EUROPA REALTY

Apartment L'Île-Rousse 115 m²



SALE PRICE : 1 150 000 €

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DESCRIPTION

Located in a recent, high-end residence with elevator, this property occupies the entire top floor, offering panoramic views over the sea and the Île-Rousse islands.

With a surface area of approximately 115 sqm, this apartment stands out for its brightness and exceptional outdoor spaces.

The entrance, with built-in storage, leads to an elegant living area featuring a contemporary kitchen with pantry, opening onto a bright lounge. The space extends onto a terrace partially fitted as a bioclimatic area, as well as a second terrace on the dining side.

The main terrace, approximately 140 sqm, is one of the property's key features. It offers breathtaking panoramic sea views and includes a relaxation area with a jacuzzi and an outdoor shower.

The night area includes a master suite with dressing room, shower room and WC, two additional bedrooms, an independent shower room, and a guest WC.

The features are in line with the property’s standing: quality materials, refined finishes, and modern comfort.

As an added bonus, a rare asset:
A double garage of approximately 85 sqm with a cellar area, ideal for parking and storage.

Private top floor
Exceptional sea view
Spectacular terrace with jacuzzi
Recent residence with elevator
Generous volumes and premium features

A unique property combining comfort, elegance, and outstanding views.

Sale price including agency fees
roxane.pellegrini@coldwellbanker.fr

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FEATURES

Property type:	Apartment	Area:	115.91 m²	Elevator:	Oui
Property tax:	€590.00	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 48

Greenhouse gas emissions (GHG) index: A 1

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