COLDWELL BANKER
EUROPA REALTY

Apartment L'Île-Rousse 116 m²



SALE PRICE : 630 000 €

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

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DESCRIPTION

Located in the heart of the historic center of L'Île-Rousse, on the third and top floor of a residence with elevator access, this approximately 116 sqm duplex apartment offers breathtaking panoramic views of the sea, the harbor, and the surrounding islands.

Set within a highly sought-after residence, this rare property enjoys a prime location, just a short walk from all amenities while maintaining a peaceful and private atmosphere.

The apartment is arranged as follows:

Main level:

* Entrance hall
* Spacious and bright living room opening onto a terrace with stunning sea views
* Fully equipped independent kitchen
* Two bedrooms
* One bathroom
* Separate WC

Upper level:

* Relaxation/lounge area
* Storage room
* Two bedrooms, one of which has direct access to the second terrace
* One bathroom with WC

The property's standout feature is undoubtedly its two terraces, true belvederes overlooking the Bay of L'Île-Rousse and offering spectacular views stretching from the sea to the mountains.

A private cellar and a dedicated parking space complete this property.

Some interior refurbishment work would further enhance the full potential of this exceptional duplex.

Highlights:

* Exceptional sea views
* Top floor with elevator
* Quiet environment
* Beach, harbor, shops and restaurants within walking distance

Additional Information:

The facade renovation, balconies and balustrades refurbishment have already been approved and fully paid for by the current owner. Works are scheduled to begin during the first quarter of 2026.

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FEATURES

Property type:	Apartment	Area:	116.0 m²	Elevator:	Oui
Property tax:	€1.00	Number of bedrooms:	4 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): E 300

Greenhouse gas emissions (GHG) index: B 9

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