COLDWELL BANKER
EUROPA REALTY

Apartment Lumio 48 m²



SALE PRICE : 420 000 €

EMAIL : ALLEGRINI.REALTY@COLDWELLBANKER.FR

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

PHONE : +33625723157
allegrini.realty@coldwellbanker.fr

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DESCRIPTION

Located in a sought-after environment, just a few steps from the sea, this mini-villa combines comfort, tranquility, and quality of life.

With a living area of approximately 48.45 m², the property offers a private entrance, a terrace of about 30 m², and a garden of around 120 m² with no overlooking neighbors, enjoying an open view of the sea and the mountains. The terrace serves as a true outdoor living space, ideal for meals or moments of relaxation facing the maquis, while the carefully landscaped garden provides greenery and privacy.

The semi-detached mini-villa is arranged as follows:
- a bright living room with a fitted kitchen area,
- a main bedroom,
- a shower room,
- a separate WC,
- a small additional bedroom.

The spaces are pleasant and well laid out!

* The sea is accessible on foot within 5 minutes
* Calvi Airport is only a 15-minute drive away

Roxane Pellegrini
0601291000
Selling price (fees included)

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FEATURES

Property type:	Apartment	Area:	48.43 m²	Property tax:	€883.00
Number of rooms:	3 rooms				

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 148

Greenhouse gas emissions (GHG) index: A 4

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