COLDWELL BANKER
EUROPA REALTY

House Porto-Vecchio 351 m²



SALE PRICE : 3 675 000 €

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EXCLUSIVITY

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DESCRIPTION

Located just 7 minutes from Saint-Cyprien beach, this property sits on over 2 hectares of land, enjoying a prime setting, sea views, and significant development potential.

The property centers on a spacious three-story manor house. The ground floor features generous living areas—including a living room, dining room, and eat-in kitchen—that open widely onto several terraces. Also on this level are an office and three bedrooms; two have en-suite bathrooms or shower rooms, while the third offers direct access to a south-facing terrace.

Upstairs, a fourth bedroom with a private bathroom opens onto a south-facing terrace and enjoys sea views.

The garden level houses a self-contained three-bedroom apartment (T4)—ideal for hosting family and guests, generating rental income, or creating caretaker's quarters. The property also includes a garage, a cellar, a laundry room, and utility areas.

Outside, a large pool area has already been started; the concrete pool shell is in place, leaving the surrounding landscaping and finishing touches to the new owner's preference.

An added advantage is the potential to build a second house; the earthworks, foundations, and concrete slab are already complete. This additional dwelling could have its own independent access and sea views.

* Fully renovated five years ago, the property boasts high-end features and meticulous finishes: concealed reversible air conditioning, a thermodynamic water heater, a fireplace with an insert, inertia radiators, a fully equipped high-end kitchen, remote-controlled Somfy interior blinds, marble-powder plaster walls, and perfectly integrated flush-mounted doors. High-quality materials and equipment, combined with an excellent standard of maintenance.

With its expansive 2-hectare plot, proximity to Saint-Cyprien and the sea, spacious interiors, and numerous development possibilities, this property offers rare potential. Given the option for subdivision, it is equally suitable as a large family residence, a rental investment, or a hospitality venture.

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FEATURES

Property type:	House	Area:	351.0 m²	Number of rooms:	13 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): B 105

Greenhouse gas emissions (GHG) index: A 5

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