COLDWELL BANKER
EUROPA REALTY

House Porto-Vecchio 177 m²



SALE PRICE : 1 350 000 €

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DESCRIPTION

Located just minutes from Saint-Cyprien beach and its turquoise waters, this brand-new contemporary villa (approx. 177 m²) sits on a landscaped plot of 1,178 m² in a quiet, unspoiled setting.

Designed entirely on a single level, the layout centers around a spacious open-plan living area of approximately 76 m², combining a lounge, dining room, and open kitchen. Large floor-to-ceiling windows seamlessly extend the interior spaces onto the terraces and garden, allowing for an abundance of natural light.

The sleeping quarters comprise three comfortable suites, each with its own private shower room. A pantry/utility room of approximately 13 m² rounds out the functional areas.

Outside, the property features a heated 10 x 4-meter saltwater pool, equipped with a heat pump and pre-installation for an underwater cover and wooden deck surround. It is bordered by nearly 95 m² of exotic wood decking and a chestnut-wood pergola designed as a true outdoor living space. The landscaped garden includes an automatic irrigation system and an outdoor shower.

Additional parking space, and a motorized gate complete the property.

Built in compliance with RE 2020 environmental standards, the villa boasts modern, high-quality features: reversible air conditioning, a thermodynamic water heater, double-glazed aluminum windows, roller shutters, large-format travertine-effect tiling, fully equipped shower rooms, and ample fitted storage.

* Remaining buildable allowance: possibility to add an independent bedroom and/or a summer kitchen.

An elegant, easy-living property that blends contemporary architecture, natural materials, and the Mediterranean lifestyle, all within immediate proximity to the beaches and amenities of Saint-Cyprien.

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FEATURES

Property type:	House	Area:	177.0 m²	Number of rooms:	5 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): Not applicable -1

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