COLDWELL BANKER
EUROPA REALTY

House Calvi 231 m²



SALE PRICE : 965 000 €

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DESCRIPTION

Just 10 minutes from Calvi, this stunning property in the heart of Calenzana captivates with its authenticity and privileged setting — a true haven for lovers of the mountains and tranquility.

Set on a plot of approximately 2,500 m² and accessible through two separate entrances, this property offers around 231 m² of living space and is composed of a main house and an independent apartment.

The main house (4 bedrooms)

It offers generous volumes and a functional layout:

- Entrance hall,
- First living room with fireplace corner opening onto a covered terrace overlooking the garden,
- Second, more intimate living room,
- Welcoming dining room,
- Kitchen with adjoining terrace,
- Pantry,
- Bedroom with en-suite shower room and WC, with its own independent entrance.

Upstairs:

- Office space,
- Shower room with WC,
- Master suite with dressing area, bathroom including shower and bathtub, and a beautiful terrace,
- Two additional bedrooms, one with terrace access.
- The independent apartment (1 bedroom)

Accessible via its own private entrance and spread over two levels, it offers multiple possibilities (guest accommodation, seasonal rental, or private space) and is composed of:
- Dining room,
- Kitchen,
- Bedroom,
- Living room,
- Shower room with WC,
- Laundry room.

The landscaped, lush garden—fully buildable for a pool—provides a true haven of greenery offering privacy, serenity, and breathtaking panoramic mountain views. The possibility of adding a swimming pool makes it easy to create an additional relaxation space worthy of the property.

A rare opportunity in the area, ideal for a large family, a main or secondary residence of character, or even

the development of a charming guesthouse business. A perfect balance between authenticity and modern comfort, within walking distance of the village and only a few minutes from the beaches and Calvi airport.

Reversible air conditioning

Quiet, sought-after residential area

Enclosed landscaped garden

Panoramic mountain views

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FEATURES

Property type:	House	Area:	231.0 m²	Property tax:	€1.00
Number of rooms:	7 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 130

Greenhouse gas emissions (GHG) index: A 4

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