COLDWELL BANKER
EUROPA REALTY

House Corbara 115 m²



SALE PRICE : 945 000 €

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DESCRIPTION

Ideally located in the highly sought-after Marine de Davia area of Balagne—just minutes from L'Île-Rousse and within walking distance of the beach—this charming single-story villa (approx. 115.28 m²) enjoys a peaceful, leafy setting with views of the garden and mountains.

The layout features a dual-aspect living room with high ceilings, an open-plan kitchen, a master suite with an en-suite shower room and toilet, two additional bedrooms, and a second shower room with a toilet.

Large covered and open terraces, along with a patio, seamlessly extend the living areas and allow you to take full advantage of the various exposures.

Set on a flat plot of approximately 1,450 m², the property also includes an enclosed garage (approx. 20 m²)—which could be converted into an extra bedroom—and an outdoor shower.

The grounds are suitable for a swimming pool, with authorization already in place for a pool of approximately 25 m².

South-west facing, single-story layout, desirable location, and just a 6-minute walk to the beach.

Some cosmetic updating would unlock the full potential of this property, which is a rare find given its location.

5 minutes from L'Île-Rousse, its port, and shops
25 minutes from Calvi Airport
6-minute walk to the beach

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FEATURES

Property type:	House	Area:	115.28 m²	Property tax:	€1.00
Number of rooms:	4 rooms	Number of bedrooms:	3 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): D 181

Greenhouse gas emissions (GHG) index: B 7

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