COLDWELL BANKER
EUROPA REALTY

House L'Île-Rousse 247 m²




SALE PRICE : 1 700 000 €

EMAIL : ALLEGRINI.REALTY@COLDWELLBANKER.FR

EXCLUSIVITY

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

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## DESCRIPTION

Located just 3 minutes from one of the most beautiful beaches in the Balagne region, set within a privileged natural environment, discover this sumptuous contemporary architect-designed villa—built in 2022—offering exceptional views of both the sea and the mountains.

Spanning 247 m² of living space, this property, defined by its clean lines, captivates with its generous proportions, high-end amenities, and elegant materials, including natural stone, wood, polished concrete, and parquet flooring.

An interplay of light, carefully considered perspectives, and bespoke interior features creates an atmosphere that is both refined and inviting.

The property includes:

A vast living area with remarkable volume, enhanced by expansive corner floor-to-ceiling windows that frame a panoramic view.

An elegant, fully equipped wooden kitchen featuring a central island.

5 bedroom suites, each with a private bathroom or shower room and a dressing area or fitted closets.

A laundry/pantry room and a guest restroom.

Spacious terraces, a patio, and a swimming pool overlooking the sea and mountains.

A landscaped garden set on a plot of approximately 1,850 m².

A detached 18 m² garage.

Distinguished architecture, exceptional finishes, and a subtle balance between contemporary design and Mediterranean authenticity.

A rare property that perfectly blends elegance, privacy, and a refined lifestyle, just minutes away from the region’s finest beaches.

EXCLUSIVE – Coldwell Banker Corsica
Information and private viewings available upon request.

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## FEATURES

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|---|---|---|---|---|---|
| Property type: | House | Area: | 247.0 m² | Number of rooms: | 6 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): In progress -2

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