COLDWELL BANKER
EUROPA REALTY

House L'Île-Rousse 315 m²



SALE PRICE : 1 890 000 €

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DESCRIPTION

Nestled on a hillside overlooking L'Ile-Rousse, this remarkable property enjoys a commanding position and breathtaking panoramic views of the town, the Pietra islands, and the sea, stretching from the semaphore station to Cap Corse. It offers a privileged setting where one can admire magnificent sunsets every evening.

Expertly designed with spacious interiors, the villa offers approximately 315 m² of living space. The main residence features a beautiful master suite with a private shower room, three additional bedrooms, three bathrooms or shower rooms, a mezzanine office, a walk-in wardrobe, a pantry, and ample storage space.

The light-filled living areas open widely onto the outdoors, featuring a fully renovated kitchen and a cozy living room with a fireplace. Numerous terraces—some shaded by a bioclimatic pergola—harmoniously extend the indoor living spaces toward the sea.

On the ground floor, a self-contained one-bedroom apartment (T2) boasts its own covered terrace and enjoys stunning sea views. It is an ideal space for hosting family and friends in privacy or for potential rental use.

The property sits on a plot of approximately 2,000 m², landscaped with terraces to make the most of the surroundings and the panorama. The outdoor areas—a true highlight of the property—include a saltwater pool, a pétanque court, a pleasant vine-shaded area, and a charming wooden cabin.

A spacious garage with a workshop, a cellar, and a carport for two vehicles complete the property. Additional amenities include an electric vehicle charging station, an automated gate, and a private borehole ensuring an independent water supply, particularly for the drip irrigation system. The technical specifications offer an excellent level of comfort: underfloor heating powered by an air-to-water heat pump, ducted air conditioning in the bedrooms, a solar water heater, and photovoltaic panels. With an 'A' energy rating, this villa combines modern comfort, energy efficiency, and quality of life.

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FEATURES

Property type:	House	Area:	315.09 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): A 57

Greenhouse gas emissions (GHG) index: A 2

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