COLDWELL BANKER
EUROPA REALTY

House L'Île-Rousse 496 m²



SALE PRICE : 1 890 000 €

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DESCRIPTION

In the heart of L'Île-Rousse, just a short walk from the beaches, the harbor, and all amenities, lies one of the historic town center's most iconic properties.

This residence, boasting approximately 496 m² of living space and 14 rooms, embodies over a century of history. Originally a commercial and industrial building, it housed a distillery linked to the Casanis firm starting in 1889, before being gradually transformed into a notary's office and subsequently a grand bourgeois home.

Its majestic architecture, impressive proportions, and numerous preserved period features and materials give it a truly unique character today.

Spanning two levels, the property also features a vast, convertible attic space and an elegant belvedere overlooking the town, offering views of the L'Île-Rousse harbor, the sea, and Cap Corse.

Set on a plot of approximately 3,000 m², it benefits from a spacious garden that offers a rare sense of peace and countryside tranquility right in the town center.

A separate plot of approximately 850 m² could naturally accommodate additional construction, subject to planning permission. Two garages complete the property, and there is also potential to install a swimming pool.

Renovation work is required, but the property's potential is exceptional.

Beyond serving as a prestigious private residence, the property lends itself to various projects: a guesthouse, a boutique hotel, the creation of high-end apartments for individual sale, or the development of an additional residential project.

A rare heritage property steeped in history and offering remarkable potential in the heart of L'Île-Rousse.
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FEATURES

Property type:	House	Area:	496.91 m²	Number of rooms:	17 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): D 231

Greenhouse gas emissions (GHG) index: D 42

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