COLDWELL BANKER
EUROPA REALTY

House L'Île-Rousse 155 m²



SALE PRICE : 1 250 000 €

EMAIL : ALLEGRINI.REALTY@COLDWELLBANKER.FR

EXCLUSIVITY

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

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DESCRIPTION

Extending from a typical hamlet of Monticello, this characterful villa elegantly blends authentic charm with contemporary architecture.

Open to the sea, it captivates with its spaciousness, fine materials, and high-quality features.

Built on a plot of approximately 1,000 m², it offers approximately 132 m² of living space (155 m² of floor space) spread over three levels:

– A spacious, bright living area of over 50 m², extending onto superb terraces

– Two large terraces designed as true living spaces:

• A sea-facing terrace with a pergola and semi-covered section, summer kitchen → ideal for entertaining in any season

• A second terrace overlooking the garden with a Balinese plunge pool, shower, and outdoor toilet

– Three bedrooms with en-suite bathrooms, offering comfort and privacy

– An independent studio, perfect for accommodating family and friends or generating rental income

– A closed garage of approximately 25 m²

High-quality features: meticulous finishes, reversible air conditioning, large sliding glass doors…
Possibility of extension or creation of additional living space.

Prime location:

– A 2-minute walk from the heart of Monticello village
– 5 minutes from the beaches and center of L'Île-Rousse
– 30 minutes from Calvi Sainte-Catherine Airport

A rare property, designed for a lifestyle that seamlessly blends indoor and outdoor living, ideal for entertaining in a truly exceptional setting.

Exclusive listing with Coldwell Banker – Allegrini Realty
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FEATURES

Property type:	House	Area:	155.0 m²	Number of rooms:	5 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 125

Greenhouse gas emissions (GHG) index: A 3

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