COLDWELL BANKER
EUROPA REALTY

House Monticello 138 m²



SALE PRICE : 649 000 €

EMAIL : ALLEGRINI.REALTY@COLDWELLBANKER.FR

EXCLUSIVITY

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

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DESCRIPTION

Located in the Monticello plain, in close proximity to L'Île-Rousse and its beaches, this house is composed of two independent two-bedroom apartments (T3) arranged over two levels, offering a great opportunity both as a family residence or a rental investment.

The property offers a total living area of approximately 138 sqm, with generous outdoor spaces and a pleasant garden.

First-floor apartment – approx. 68.98 sqm

This apartment enjoys beautiful open views of the sea and the mountains, as well as a spacious terrace of approximately 44.21 sqm.

It is composed as follows:
A living room with open-plan kitchen
A hallway
Two bedrooms
A shower room
A separate toilet

Ground-floor apartment – approx. 68.57 sqm

With a similar layout, this apartment offers a functional and comfortable configuration:

A living room with open-plan kitchen
A hallway
Two bedrooms
A shower room
A separate toilet

The property also benefits from:
A garage of approximately 19 sqm
A storage room of approximately 8.37 sqm

The property features a large garden offering several outdoor living spaces:

Two terraces: one south-facing, ideal for enjoying the sun during winter, and one north-facing, perfect for the warmer summer days

A pétanque court

A garden suitable for a swimming pool

This recent house combines modern comfort, functionality and strong potential, in a pleasant setting just a few minutes from the center of L'Île-Rousse.

Highlights

Recent house (built in 2020) and gated

Possibility to combine both apartments into one single residence

Sea and mountain views from the upper floor

Sale price including agency fees

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FEATURES

Property type:	House	Area:	138.19 m²	Property tax:	€1.00
Number of rooms:	6 rooms	Number of bedrooms:	4 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): B 72

Greenhouse gas emissions (GHG) index: A 2

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