COLDWELL BANKER
EUROPA REALTY

House Monticello 198 m²



SALE PRICE : 950 000 €

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## DESCRIPTION

Located in a sought-after residential area of Monticello, this beautiful villa offers a highly desirable lifestyle, combining tranquility with close proximity to L'Île-Rousse, its beaches, and local amenities.

Set on a fully enclosed plot of approximately 800 sqm, the property enjoys an elevated position and ideal orientation, allowing for open, far-reaching views over the mountains and Lake Codole.

Offering around 198 sqm of living space, the villa features a comfortable and well-designed layout.
The main level is organized around an entrance leading to a bright living area with a lounge and fully equipped open-plan kitchen, complemented by a pantry.
Extending from the living space, large openings lead onto a spacious terrace with swimming pool, perfect for enjoying outdoor living.

The villa benefits from a full south-facing exposure, ensuring abundant natural light throughout the day.

The sleeping area has been thoughtfully designed so that each bedroom enjoys open views of the surrounding nature, creating a peaceful and relaxing atmosphere:

Two master suites with en-suite shower room, WC, and dressing area,
A study that can easily be converted into an additional bedroom.

On the garden level, an independent one-bedroom apartment of approximately 45 sqm provides the perfect space for hosting guests or generating rental income.
A 35 sqm garage completes this level.

A true sense of serenity defines the property, enhanced by its quiet surroundings and absence of disturbances.

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## FEATURES

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|---|---|---|---|---|---|
| Property type: | House | Area: | 198.0 m² | Property tax: | €1.00 |
| Number of rooms: | 5 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): A 36

Greenhouse gas emissions (GHG) index: A 1

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