COLDWELL BANKER
EUROPA REALTY

House Monticello 242 m²



SALE PRICE : 1 890 000 €

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DESCRIPTION

Charming property with panoramic sea and mountain views - privileged setting

In an exceptional location, in the heart of a peaceful and unspoiled environment, with no overlooking neighbors, discover this magnificent property built on a vast plot of approximately 4,400 m².

This characterful house offers approximately 239 m² of living space, complemented by a cellar and a workshop. It immediately captivates with its authentic materials: exposed stone, lime plaster, terracotta tiles, and wood, creating a warm and elegant atmosphere.

The house is arranged over two levels.

On the main floor:

- A spacious and bright living room
- An open-plan kitchen opening onto a large, partially covered terrace
- Two suites with private bathrooms
- A bedroom with its own shower room

On the garden level:

- Two bedrooms with direct access to the garden and the swimming pool
- A relaxation lounge
- A shower room with WC

Outside, everything has been designed to fully enjoy the surroundings:

- A beautiful saltwater swimming pool with a reinforced PVC liner
- Several terraces
- A pool area equipped with a bar/counter, ideal for an outdoor kitchen

The natural, landscaped garden features several fruit trees (citrus, grapevines, etc.).

The property boasts breathtaking views of the sea and mountains, offering a truly exceptional living environment.

Amenities:
- Reversible air conditioning via heat pump
- High-quality materials
- Quiet and sought-after environment

Ideal location:

- 2 minutes from the village of Monticello
- 5 minutes from the center of L’Île-Rousse
- 30 minutes from Calvi Airport

The elegance of a rare find, combining discretion and the art of living.

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FEATURES

Property type:	House	Area:	242.28 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): C 113

Greenhouse gas emissions (GHG) index: B 9

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