

## Ajaccio | Corsica : New build 2 bedroom Villa - Bright with terrace, garden and parking



## INFORMATION

Town:	Ajaccio
Department:	Corsica
Bed:	2
Bath:	1
Floor:	79 m2
Plot Size:	482 m2



## IN BRIEF

On the hills of Ajaccio, this new build program has all the desired features of a holiday or family home. Located in a residential area with amenities close by and an airport a short drive away. Enjoy both the lively cultural town of Ajaccio and the warm Mediterranean climate lifestyle all year long. 2 bedroom Villa up to 80m<sup>2</sup> offering generous volumes, a bright kitchen and living area 45m<sup>2</sup> that open onto a terrace, 2 large bedrooms and 2 shower rooms. Terraces (25m<sup>2</sup>), garden (85m<sup>2</sup>) and a private parking complete this property. Completion : 4th quarter of 2025 Fine sandy beaches, restaurants, convenience stores, schools and hospital are at your doorstep, only 7km from Ajaccio airport. We also offer currency transfer services if needed. Local knowledge you can trust !

LEGGETT International Real Estate - Corsica

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

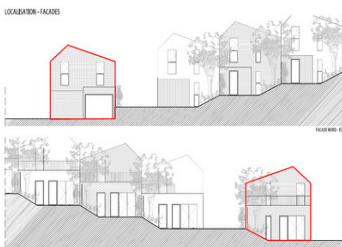
LOCALISATION - PLAN DE REPERAGE



TABEAU DE SURFACES

DESIGNATION DES PIECES	SURFACES EN M²
MAISON	73 + LOT 32
HALL	3.80 m²
CUISINE / SEJOUR	41.05 m²
SALLE D'EAU / WC	4.54 m²
DOT	1.14 m²
CHAMBRE N°1	12.19 m²
CHAMBRE N°2	11.93 m²
SALLE D'EAU / WC	4.90 m²
TOTAL (surface habitable)	88.58 m²
TERRASSE N°1 - JARDIN	12.95 m²
TERRASSE N°2 - CHAMBRE Bx 1	11.65 m²
JARDIN	85 m²
PARCELLE	193 m²

Document non contractuel - A titre d'exemple pour maison type 3



## NOTES

## DESCRIPTION

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>