

Estate with swimming pool - rare: 3 900 m² of land in North Corsica - Calvi | Ideal investors



INFORMATION

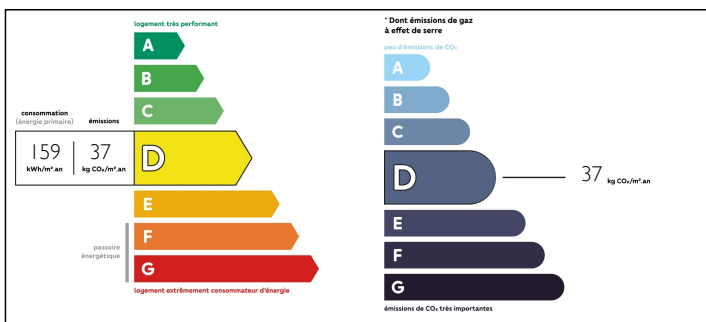
Town:	Calvi
Department:	Corsica
Bed:	7
Bath:	6
Floor:	335 m ²
Plot Size:	3947 m ²



IN BRIEF

Very rare opportunity with this estate in the heart of Calvi (North Corsica) 3 900 m² of plot, making it ideal for investors or hotel business. This exceptional property is located in the heart of one of the most exclusive and sought-after areas of Corsica ; offering stunning views of the sea, mountains and the mythical citadel of Calvi. From the terrace, the infinity pool and the magnificent Mediterranean landscaped garden, you will feel like you are on holiday... 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.



DESCRIPTION

The residual land occupation coefficient still offers a significant right to build on this fenced and secured 3 947 m² plot.

Today, the estate comprises 3 villas with a total living area of 335m² :

The main villa of 204 m² has generous volumes with high ceilings.

- ground floor :

entrance hall 17 m²

reception area 31 m² with large full-height openings overlooking the terrace

dining room 16 m² with lots of natural light

large kitchen 30 m²

2 bedrooms : 11 m² & 12 m²

- 1st Floor :

A very beautiful wooden staircase leads to the first floor

office space 11 m²

master bedroom 28 m² with bathroom & dressing room

gym 14 m² with sauna

The solarium 17 m² on the roof terrace allows you to sunbathe in peace.

2 independent apartments enrich the property :

- first a 99 m² apartment with living room, kitchen opening onto a veranda and 3 en-suite bedrooms.

- a second apartment of 31 m² with living room, kitchen , en-suite bedroom and its private terrace.

The infinity pool (11x5m) and the fully equipped pool house allow you to relax and enjoy the exceptional views without being overlooked.

A 31 m² garage, a cellar and a very large car park complete the property.

Fine sandy beaches, restaurants & shops in the city center and schools are at your doorstep.

LOCAL TAXES

Taxe foncière: 2600 EUR

NOTES