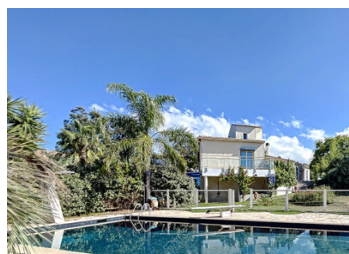
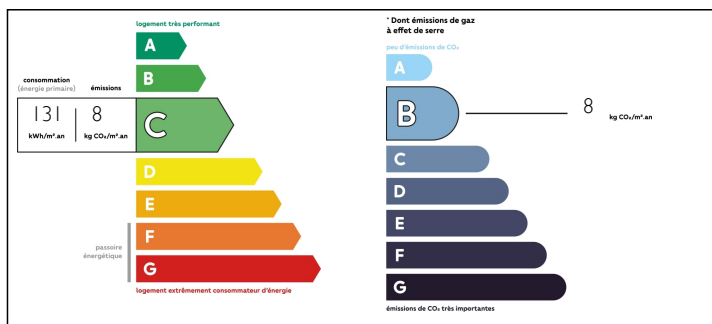


## Villa Lumio - 230m - Estate with swimming pool - North Corsica - Lumio | Ideal private business



## ENERGY - DPE



## INFORMATION

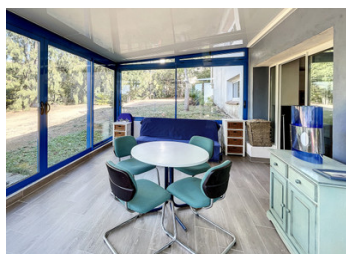
Town:	Lumio
Department:	Corsica
Bed:	6
Bath:	2
Floor:	230 m2
Plot Size:	2500 m2

## IN BRIEF

Rare : substantial potential and privileged environment make it a rare property for sale. Balagna region in Corsica, where the property is located, remains a quiet and unspoiled environment. Nature is everywhere, it offers you a wide range of outdoor mountain or seaside activities. Corsica offers an authentic Mediterranean lifestyle, within an affordable property market. Located in the very famous village of Lumio near Calvi bay, with its 2 500 m² of landscaped gardens, this 230 m² villa offers a wide range of possibilities due to its volumes and its layout which make it a very pleasant and functional home. In a quiet environment and out of sight, this property could be a family home, a luxurious B&B or a starting point for any private business (doctors or licensed professionals) Proximity to fine sandy beaches, restaurants, shops and schools. Transport : only 10 mins from Calvi airport or 1h20 from Bastia airport. Local knowledge you can trust Prestige...

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

Rare : substantial potential and privileged environment make it a rare property for sale.

This 230 m<sup>2</sup> Villa on 2 500 m<sup>2</sup> landscaped gardens with pool offers a relaxed environment with stunning views of the sea & mountains.

The ground floor comprises :

- entrance hall,
- reception area 48 m<sup>2</sup> with large glass doors overlooking the terrace and Calvi bay
- dining room 26 m<sup>2</sup>,
- large kitchen,
- 3 large bedrooms : 16, 15 & 13 m<sup>2</sup>,

The basement floor comprises :

- 2 bedrooms apartment with a private entrance, great for visiting family, an in-house nanny, custodian or for a private business.

An independent studio apartment complete this property.

This property offers a wide range of possibilities with high potential for private or professional use.

Located in the heart of the region of Balagna, North Corsica, it remains a quiet and unspoiled environment.

Corsica offers an authentic Mediterranean lifestyle, within an affordable property market.

Nature is everywhere, it offers you a wide range of outdoor mountain or seaside activities, such as hiking, cycling, bird watching, sailing, SUP, swimming...

Proximity to fine sandy beaches, restaurants, shops and schools.

Transport : only 10 mins from Calvi airport or 1h20 from Bastia airport.

We also offer currency transfer services if needed.

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## NOTES