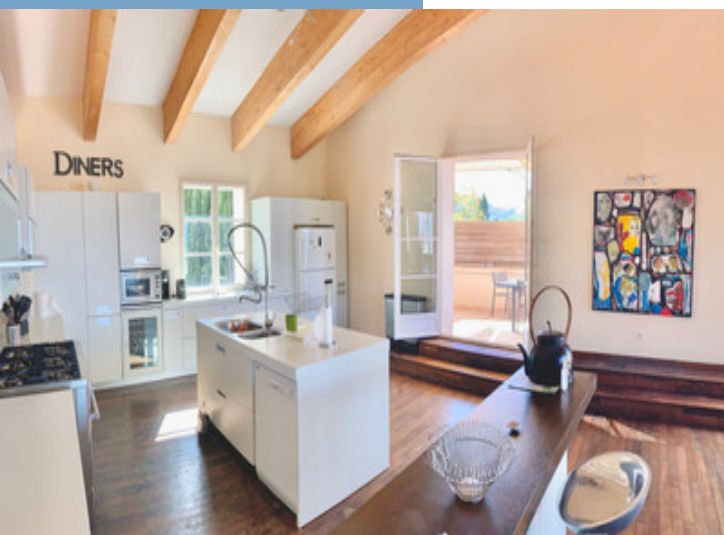




LUXURY VILLA NEAR CALVI. STUNNING  
GROUNDS, WITH POOL, 2 GÎTES & GARAGE.  
NEAR BEACH, SHOPS & RESTAURANTS.

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BEACH, SHOPS &  
RESTAUR...



## PROPERTY FACT FILE

REFERENCE	A26341 TP20
PRICE	€ 2,120,000 £ 1,823,688* *agency fees included: 6 % TTC to be paid by the buyer (2 000 000 EUR hors honoraires)
BEDROOM	11
BATHROOM	12
ACCOMMODATION	800 m <sup>2</sup>
LAND	1056 m <sup>2</sup>
TOWN	Calenzana
DEPARTMENT	Corsica
LOCATION	0-2KM to amenities
TYPE	Maison de Maître
CONDITION	Excellent condition
FEATURES	Seaview, Garage, Character property

\*Price based on current exchange rate which is subject to change





- Bright & Spacious
- Mediterranean lifestyle
- Panoramic views of sea & mountains
- Swimming pool & Garden
- Close to airports

LUXURY VILLA NEAR CALVI. STUNNING GROUNDS, WITH POOL, 2 GÎTES & GARAGE. NEAR BEACH, SHOPS & RESTAUR...

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Very rare opportunity with this exceptional estate located close to Calvi, in the heart of one of the most exclusive and sought-after areas of Corsica ; offering panoramic views of sea and mountains.

In a quiet environment, the estate comprises 3 villas with a total living

## DESCRIPTIF

The natural surroundings offer a wide range of outdoor activities, such as hiking, cycling, swimming, sailing, SUP, bird watching...

Very rare opportunity with this exceptional estate located close to Calvi, in the heart of one of the most exclusive and sought-after areas of Corsica ; offering panoramic views of sea and mountains.

In a quiet environment, the estate comprises 3 villas with a total living area of 800m<sup>2</sup> and 1000m<sup>2</sup> landscaped garden with Mediterranean trees.

Ideal for B&B, hosting friends or family, with comfort and spacious private areas :

First a 500m<sup>2</sup> extravagant villa has generous volumes with high ceilings and high end layout. Large full-height openings overlooking the terrace bringing in lots of natural light.

- 100m<sup>2</sup> reception area with open kitchen,
- 5 x 50m<sup>2</sup> en-suite bedrooms,
- 27m<sup>2</sup> office space,
- 25m<sup>2</sup> convenient and convertible basement,
- 54m<sup>2</sup> garage competes this luxury villa.

Pool and garden allow you to relax and enjoy the exceptional views without being overlooked.

A second very charming 100m<sup>2</sup> stone-house enrich the property, with a large living room and 2 en-suite bedrooms.

A third 200m<sup>2</sup> house, with kitchen opening onto living room, 2 en-suite bedrooms, 2 bedrooms and 2 bathrooms.

An in-house custodian Studio is located on the ground floor.

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

Transports : only 13 km from Calvi airport or 1h25 from Bastia airport.

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A26341TP20>

COMPLETE FILE AND PHOTO ON REQUEST

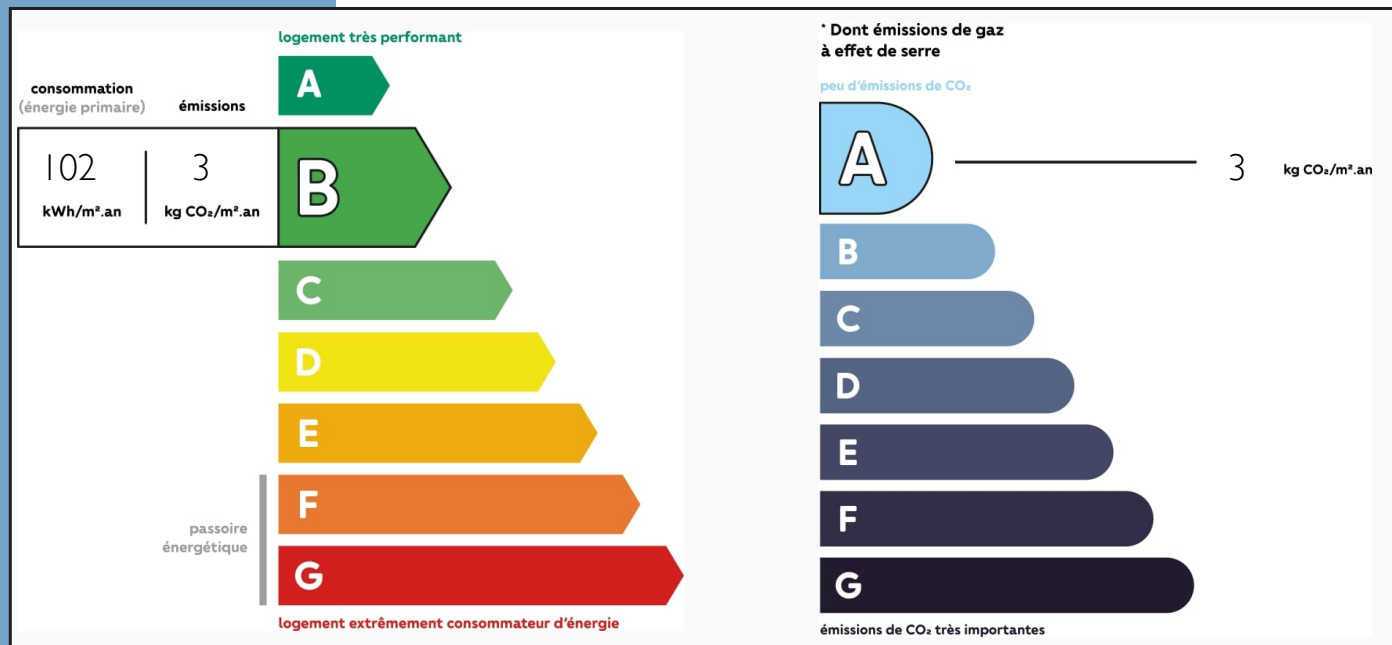


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## ENERGIE-DPE

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



## NOTICE

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1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf :A26341TP20  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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