



PASSIVE HOUSE WITH NATURAL SWIMMING POOL - STUNNING VIEW - MONTICELLO | NORTH CORSICA

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POOL - STUNNING VIEW -
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PROPERTY FACT FILE	
REFERENCE	A29006TP20
PRICE	€ 979,900 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (925 500 EUR hors honoraires)
BEDROOM	4
BATHROOM	2
ACCOMMODATION	140 m²
LAND	1025 m²
TOWN	Monticello
DEPARTMENT	
LOCATION	Coastal
TYPE	Maison, Villa, Family Home
CONDITION	New Build
FEATURES	Other Drainage, Private parking, Detached
*Price based on current exchange rate which is subject to change	



- New house with an excellent Energy Rating
- Passive House & Eco-Friendly
- Natural swimming pool
- Stunning views and Next to the sea
- Close to Airports

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Exceptional Passive house located in the heart of one of the most exclusive and sought-after areas of Corsica ; offering stunning views of the mountains and the mythical village of Monticello.

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DESCRIPTIF

Exceptional Passive house located in the heart of one of the most exclusive and sought-after areas of Corsica ; offering stunning views of the mountains and the mythical village of Monticello.

The building is designed in such a way that heating, cooling and lighting are highly optimized in order to reduce energy consumption and provide comfortable and pleasant living spaces.

Located at the base of Monticello village, in a quiet environment, the property is South facing, allowing you to enjoy natural light in all seasons.

The terrace, natural pool and Mediterranean landscaped garden all contribute to the serenity of this uniquely designed home.

The 140m² villa has generous volumes with high ceilings :

- ground floor :
entrance hall 5 m²
living area 43 m² with large full-height openings overlooking the terrace
open plan kitchen 14 m²
en-suite bedroom 16 m²
laundry room 13 m²

- 1st Floor :
large open space 18 m² (including office space) with 2 giant Catamaran nets creating a perfect reading nook, children's play area or a relaxation area
3 bedrooms 11, 12 & 14 m²
bathroom 5 m²

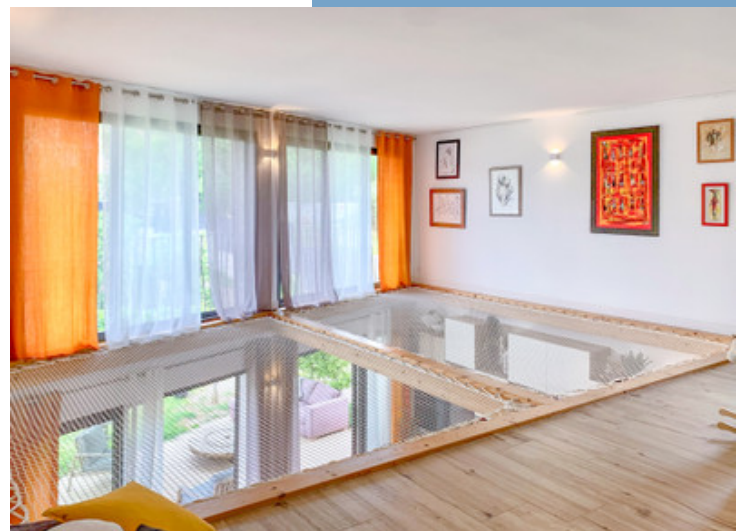
Fine sandy beaches, restaurants & shops in the city center and schools are at your doorstep.

Ideal for hosting friends & family or for private business, as there are independent access options.

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A29006TP20>

COMPLETE FILE AND PHOTO ON REQUEST



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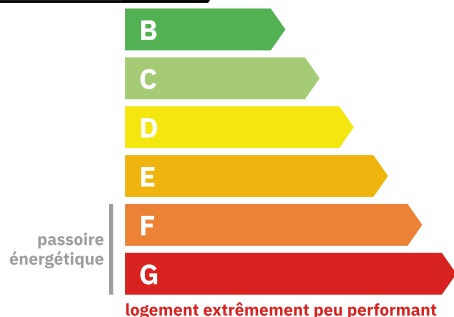
ENERGIE-DPE

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

consommation (énergie primaire) émissions logement très performant

55 | **1**
kWh/m²/an | kg CO₂/m²/an

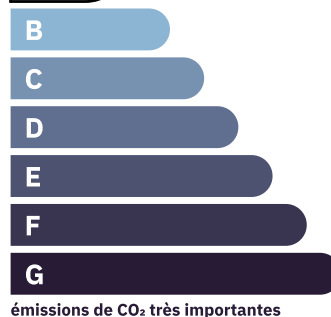
33 kWh/m²/an
d'énergie finale



peu d'émissions de CO₂

A

1 kg CO₂/m²/an



Property **Very efficient**
Estimated annual energy costs
between 480 € and 740€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

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

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