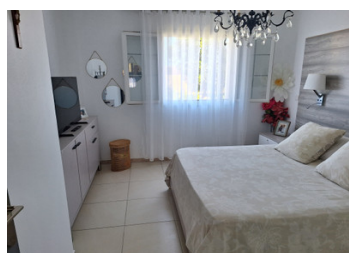


Single-storey 5-room house in Ventiseri with pool and garage – 127 m living space on a landscaped 990 m plot



INFORMATION

Town:	Ventiseri
Department:	Corsica
Bed:	4
Bath:	1
Floor:	127 m ²
Plot Size:	988 m ²



IN BRIEF

Located in a quiet environment and close to all amenities, this beautiful single-storey 5-room villa built in 2008 offers 127 m² of living space on a fenced and landscaped 990 m² plot, with a south-facing saltwater pool (hydrolysis system) and adjoining sun deck.

Highlights:

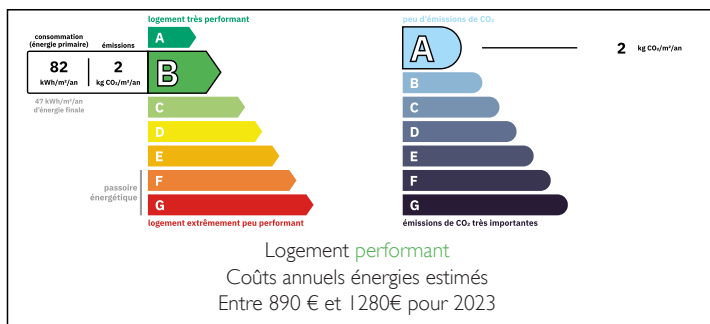
A spacious and bright 41.5 m² living/dining room, opening onto a 19 m² covered terrace.

A fully equipped and functional kitchen with adjoining utility room.

A pellet stove ensuring optimal thermal comfort.

Three bedrooms, a large bathroom with walk-in shower, bathtub and toilet, plus a second separate toilet.

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.

Two solar panels providing hot water production.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.

Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France landscaped and fully fenced garden.

This house combines comfort, modernity and energy



DESCRIPTION

Nestled in a quiet and sought-after residential area, this single-storey villa built in 2008 combines comfort, modernity and quality features. Offering 127 m² of living space on a fully fenced and beautifully landscaped 990 m² plot, it impresses with its generous volumes, brightness and layout designed for harmonious family living.

From the entrance, you will discover a spacious 41 m² living/dining room, bathed in natural light thanks to its large openings, leading directly to a pleasant covered terrace of 19 m². This outdoor space is ideal for family meals or entertaining friends while overlooking the garden and the swimming pool.

The fully fitted kitchen, both modern and functional, is extended by a utility room with plenty of storage, ensuring optimal organization for everyday life.

The night area offers three comfortable bedrooms, all accessible via a central hallway, as well as a large bathroom featuring a walk-in shower, a bathtub, an integrated toilet and quality fittings. A second separate toilet completes this section. Two large built-in cupboards in the corridor add extra practicality.

This villa is equipped to guarantee year-round comfort:

A pellet stove providing efficient and economical heating.

Two solar panels supplying domestic hot water, helping reduce energy costs.

A south-facing saltwater pool (hydrolysis system) surrounded by a sun deck, perfect for relaxing or entertaining.

An attached garage with direct access to the house adds further convenience. Entry to the property is secured with a motorized gate, combining

LOCAL TAXES

Taxe foncière: 2100 EUR

Taxe habitation: EUR

NOTES