

**735 000 €**

**For sale apartment**

**4 rooms**

**Surface : 104 m²**

**Surface of the living : 35 m²**

**Year of construction : 2019**

**Exposition : Sud est**

**View : Dégagée**

**Hot water : Individuelle électrique**

**Inner condition : excellent**

**Standing : prestige**

**Building condition : good**

**Features :**

lift, double glazing, Résidence sécurisée,  
 calm, Stores électriques, Volets roulants  
 électriques, pool, Parking visiteurs

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

2 parkings

1 cellar

**Legal information**

735 000 € fees included

5,00% VAT of fees paid by the buyer  
 (700 000 € without fees), well  
 condominium(148 lots in the  
 condominium), annual current expenses  
 3 940 €(328 € monthly), no current  
 procedure, information on the risks to which  
 this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr),



**Apartment 403 Porto-Vecchio**

Rare in Porto Vecchio SOUTH, a T4 apartment of approximately 105m² featuring an entrance hall leading to a living room open to an American-style kitchen with access to a terrace of about 22m², a master bedroom with a bathroom and a private terrace, two spacious bedrooms, a bathroom with toilet, a separate WC, and a laundry room. Unobstructed views of the mountains and the maquis. A cellar of approximately, a private outdoor parking space, and an underground parking spot complete this property. The added value undoubtedly lies in the choice of high-quality materials both in the apartment and in the residence. This property is designed for year-round living, a second home, or summer rental (pool, landscaped gardens...). The residence is located 5 minutes from the city center and the port, 2 minutes from the nearest shops, 20 minutes from Figari airport, and 10 minutes from some of Corsica's most beautiful beaches such as Palombaggia and Santa...

Energy class (dpe) : A - Emission of greenhouse gases (ges) : A  
 Estimated annual energy between 340 and 520 € (reference year 2021)  
 Document non contractuel - 07/12/2025

