

**411 300 €**

**For sale house**

**3 rooms**

**Surface : 73 m²**

**Surface of the living : 27 m²**

**Surface of the land : 131 m²**

**Year of construction : 2005**

**Exposition : Est**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : a refresh**

**External condition : good**

**Couverture : tiles**

**Features :**

pool, disabled access, air conditioning,  
 calm, Proximité : Plage centre ville, single  
 floor, wooded, Nature piscine : COQUE,  
 double glazing, Water distribution:  
 INDIVIDUAL, Water Energy: ELECTRIC  
 BALLOON

**2 bedroom**

**1 terrace**

**2 showers**

**2 WC**

**2 parkings**

**Legal information**

411 300 € fees included

6,00% VAT of fees paid by the buyer  
 (391 880 € without fees), well  
 condominium(9 lots in the condominium),  
 annual current expenses 1 970 €  
 (164 € monthly), no current procedure,  
 information on the risks to which this  
 property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr),



### House 418 Porto-Vecchio

Within a small-scale residence, an independent house of approximately 73m², featuring on the ground floor a living and dining area open to an equipped kitchen, a bedroom with closets, a shower room, and a separate toilet. Access to the independent first floor, consisting of a large bedroom, a shower room, and a toilet. The terrace is positioned to enjoy the natural surroundings without any overlook. Each garden has its own barbecue and two parking spaces. The landscaped and peaceful residence is close to the beaches of Palombaggia as well as the well-known beach huts in the area. The secure swimming pool is available to residents. Information on natural risks to which this property is exposed can be found on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
 Estimated annual energy between 840 and 1200 € (reference year 2021)  
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