

839 000 €

**For sale villa**

**5 rooms**

**Surface : 140 m²**

**Surface of the land : 640 m²**

**Year of construction : 2020**

**Exposition : Sud est**

**Hot water : Individuel**

**Features :**

pool, air conditioning, double glazing,

Water distribution: INDIVIDUAL

3 bedroom

1 bathroom

2 showers

2 WC

**Legal information**

839 000 € fees included

5,00% VAT of fees paid by the buyer  
(799 047 € without fees), no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



**Villa 330 Bastia**

Spectacular sea view, for this new villa on the heights of Bastia, this house will seduce you with the quality of the materials as well as its comfort on a small area of land (640m2) requiring little maintenance. Optimized, very pleasant to live in, this villa combines aesthetics, modernity, comfort? This property with a living area of 140m2, type 4, is composed of an entrance, a bedroom with dressing room, a bathroom, a living room with equipped kitchen and pantry / laundry room, opening onto the sea as well as 'a large IPÉ terrace complete with an overflow swimming pool (concrete construction). on the lower level, a skylight with a view of the lagoon cord of the Marana welcomes us and serves a master bedroom with dressing room and shower room, a final bedroom with bathroom and dressing room and a separate toilet. Very rare for sale in this area. A film made by drone is available on our site. Do not hesitate to contact us for a visit.

Energy class (dpe) : A - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 380 and 550 € (reference year 2021)  
Document non contractuel - 15/08/2025

