

1 890 000 €

**For sale villa**

**10 rooms**

**Surface : 277 m²**

**Surface of the living : 86 m²**

**Surface of the land : 9254 m²**

**Year of construction : 2021**

**View : Campagne**

**Hot water : Individuel**

**Inner condition : excellent**

**External condition : exceptional**

**Couverture : tiles**

**Features :**

Terrasse de surf. 34, pool, Garage area:

40, single floor, wooded, Détail piscine :

4x9, heated pool, Swimming pool nature:

TRADITIONAL, double glazing, Water

distribution: INDIVIDUAL, Water Energy:

THERMODYNAMIC

5 bedroom

1 terrace

1 bathroom

2 showers

3 WC

2 garage

6 parkings

**Legal information**

1 890 000 € fees included

4,42% VAT of fees paid by the buyer

(1 810 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on

[georisques.gouv.fr](https://georisques.gouv.fr),



### Villa 392 Sotta

In a natural and protected area, 10 minutes from Porto-Vecchio and Figari airport, this magnificent property of approximately 9,200 m<sup>2</sup> - rare on the market - will satisfy those looking for tranquility and quality construction. Beautiful volumes, high-end services, space, calm and soothing view... are some of the criteria met by this superb, highly equipped ecological villa. The complex includes three buildings: a main villa with a double garage (both built on a basement for storage and a vast wine cellar), and an independent annex of 61 m<sup>2</sup> of ground area which can be used for seasonal rental or caretaker's accommodation. The lower part of the land, located in a protected area, offers a very beautiful playground on which we find the emblematic codes of South Corsica: cork oaks, century-old olive trees and natural granite rocks. The main villa, long and on one level, offers vast spaces: a 25 m<sup>2</sup> entrance, which leads to a living area of 86 m<sup>2</sup>...

Energy class (dpe) : Unavailable  
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