

149 000 €

Contact agency

Scandimmo

143 boulevard René Cassin

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For sale apartment

1 room

Surface : 30 m²

Surface of the living : 27 m²

Year of construction : 2002

Exposition : Sud

View : Dégagée

Hot water : Individuelle électrique

Inner condition : excellent

Standing : residential

Building condition : GOOD

Features :

Beach walk, CALM, Petit jardin, Walking distance to shops, without vis-à-vis

1 terrace

1 bathroom

1 WC

1 parking

Energy class (dpe) : D

Emission of greenhouse gases (ges) : C

Document non contractuel

03/07/2025 - Prix T.T.C



Apartment Pietracorbara

Charming studio in the village of Pietracorbara, walking distance to the beach, in a quiet location in a small condominium of 4 apartments. Contact us at 07 83 38 47 09 or by email (fm@franskbolig.fr) for any information. The studio is located upstairs and features a beautiful, bright terrace with a superb, unobstructed view of the valley and surrounding mountains. The superb, fine-sand beach, for which this Haute-Corse village is famous, is just over a quarter of an hour's walk away, or a four-minute bike ride away. You can also swim in the freshwater river that runs through the valley. Sun all year round on the very well-oriented terrace, even in winter with very mild temperatures. Lots of activities in all seasons (hiking, various water activities, surfing in autumn and winter, wild boar hunting etc.). You can discover all the charm of this place and what you can do there by consulting <https://destination-cap-corse.corsica/pietracorbara/>. The region is touristy due to its many attractions, but you won't be suffocated by mass tourism; everything remains on a human scale in this magnificent region. There are several restaurants within a 1500-meter radius of the residence, as well as all amenities, not to mention Bastia, which is nearby. The studio is ideal for seasonal rental for the weeks when you are not occupying it yourself. Another advantage of Pietracorbara, and not the least, is its ease of access: it is only 20 km to Bastia, with its international connections, as well as to the mainland and the Italian ports.



garden in addition to the terrace. The on-site parking space. The only building insurance is included in the general meeting percentage. The price, here at the lowest, represents 7.1% including tax of the net seller price, which, for comparison purposes, corresponds to just over 5.5% excluding tax of the sale price of €149,000. The net seller price is €139,050. Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr Well located in an area where clearing is mandatory. Legal information regarding this obligation is available on the Géorisques website:

<https://www.georisques.gouv.fr/me-preparer-me-proteger/OLD-obligations-legales-de-debroussaillement>

Fees and charges :

Annual current expenses 72 €

Well condominium

4 lots in the condominium 149 000 € fees included