

## Price on request

### Contact agency

**Insula Immobilier - Porto-Vecchio**

11 rue Jean Jaurès

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### For sale villa

**4 rooms**

**Surface : 174 m²**

**Surface of the living : 50 m²**

**Surface of the land : 1208 m²**

**Year of construction : 2013**

**Exposition : Sud ouest**

**View : Dégagée**

**Hot water : Thermodynamique**

**Inner condition : renovated**

**External condition : GOOD**

**Couverture : tiling**

### Features :

POOL, fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate, CALM

4 bedroom

2 terraces

3 showers

5 parkings

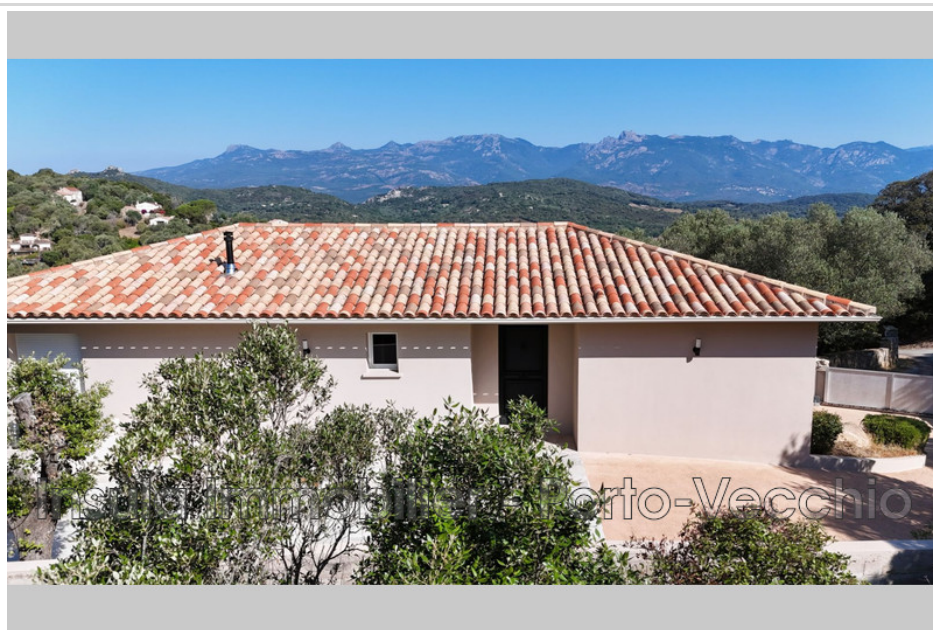
1 cellar

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

22/08/2025 - Prix T.T.C



## Villa 389 Sotta

Renovated villa located in a small hamlet in the commune of Sotta, just minutes from amenities. Its location allows easy access to Porto-Vecchio and Bonifacio, the airport, and the beaches of the South. On the ground floor, it features an entrance, a living room enhanced by a pellet stove, a fully equipped open kitchen, a master bedroom with a dressing area, a bathroom with shower and toilet, as well as a guest toilet. On the lower ground floor, there is a bedroom with direct access to the terrace by the pool, plus a bathroom with shower and toilet. Additionally, on the garden level, there is an independent apartment comprising a living area open to a fitted kitchen, a bathroom with toilet, a hallway leading to two bedrooms with direct access to the outdoors, and a storage-laundry room. This accommodation is currently used for hosting vacationers or family and friends. The outdoor spaces are as carefully designed as the interiors: a landscaped garden with clear views of the characteristic granite rock formations of the region, a Bali stone-edged pool treated with salt, a play area, and several terraces facing South, West, and East, allowing enjoyment all year round. There is a designated parking area for 5 cars. The property, measuring approximately 1200 m², is fully fenced. In absolute peace and quiet, the villa is in immaculate condition and should definitely be shortlisted in your search. Information regarding risks to which this property may be exposed is available on the Cérissus website: [www.cerissus.com/fr](http://www.cerissus.com/fr)

