



For sale France - Lecci

CORSICA - DOUBLE VILLA - BY THE SEA - DOMAINE CALA ROSSA

Price on request

11	7	7	480 sqm	1
Rooms	Bedrooms	Bathrooms	Total area	Parking

Located in the heart of the Cala Rossa estate, in La Testa, this exclusive waterfront property offers panoramic sea views and walking access to the beach. It consists of two villas totalling 7 bedrooms, with swimming pool, in a rare and privileged environment.

7 Avenue des Papalins
« Immeuble Michelangelo »
98000 Monaco

B1045
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Tél : +377 92 16 16 32
monaco@barnes-international.com
www.valeri-agency.com



Property features

Product type :	Villa	Num rooms :	11
City :	Lecci	Country :	France
Living area :	480 m ²	Land area :	4 500 m ²
Bedrooms :	7	Bathrooms :	7
Parking :	1	Condition :	Luxurious services
View :	Panoramic sea and mountain view	Ref. :	B1045

Descriptions

Located in the heart of the highly sought-after Cala Rossa estate, in La Testa, this waterfront property offers an exceptional setting, with panoramic sea views and direct access to the beach.

With a total surface area of approximately 480 sqm spread across two villas, the property consists of a main villa opening onto a spacious living room with dining area, a kitchen with back kitchen, as well as a laundry room and a pantry, along with an independent guest villa.

The main villa features 5 en-suite bedrooms, each with its own private bathroom, as well as a cinema room and a garage.

The guest villa offers a living room with dining area, 2 bedrooms and 2 bathrooms, providing an ideal independent space for hosting guests.

Currently under completion, the property will be fully delivered in May 2026. The building permit, free of any third-party claims, allows for a secure acquisition and the enjoyment of a brand-new property upon delivery.

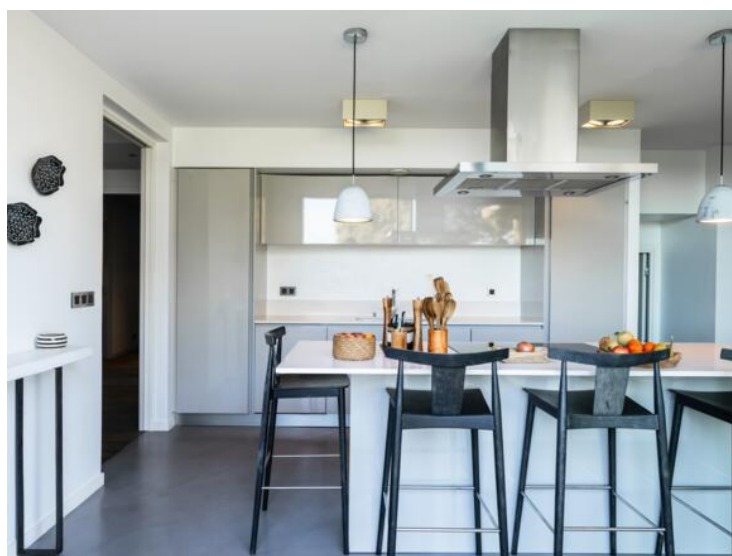
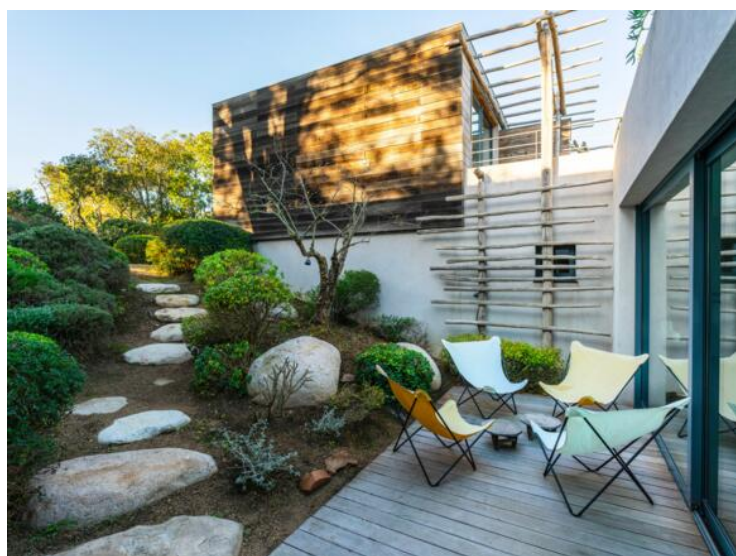
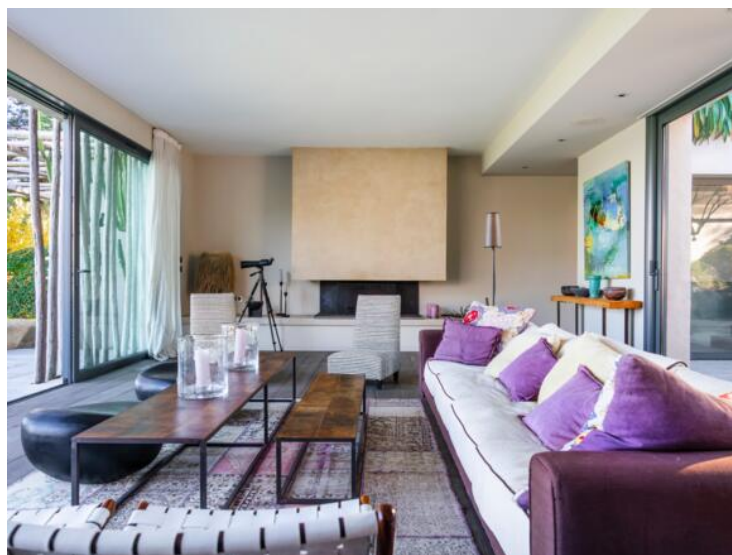
A boat mooring can also be considered, further enhancing the exclusivity of this property.

Set on landscaped grounds of approximately 4,500 sqm, the property includes a large swimming pool and benefits from walking access to the estate's beaches, true assets for fully enjoying the surrounding environment.

The rental potential is particularly attractive, with estimated net annual income of approximately €600,000 for the main villa alone, and up to €800,000 per year for both villas combined, based on full occupancy.

This unique property perfectly embodies the Corsican art of living.

Price upon request.



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