



## Luxury 5 Bed Villa For Sale In Bonifacio Corsica



### Agent Info

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### Listing details

Property for: Sale  
Price: EUR 3,850,000

### Location

Country: France  
State/Region/Province: Corsica  
City: Bonifacio  
Address: Ciappili  
ZIP code: 20169  
Posted: Apr 21, 2025  
Description:  
Luxury 5 Bed Villa For Sale In Bonifacio Corsica France

Esales Property ID: es5554570

### Property Location

46 Ciappili

Domaine de SPERONE

BONIFACIO

CORSICA

20169



France

## Property Details

For Sale: Villa Spérone – Your Corsican Sanctuary in the Prestigious Domaine de Spérone, Bonifacio, South Corsica

Your 'Haven of Peace,' Just a Short Flight from Major European Cities!

Nestled at the culmination of a private access road, ensuring unparalleled tranquility and seclusion, Villa Spérone presents an exceptional opportunity to acquire a stunning architect-designed residence within the highly sought-after Domaine de Spérone in Bonifacio, South Corsica. Enveloped by a lush tapestry of endemic Mediterranean flora, this remarkable property offers complete privacy and breathtaking natural surroundings. Conceived by the esteemed architect Guy Breton, renowned for his innovative designs, including the harmonious architecture of the Avoriaz resort, Villa Spérone embodies the 'GEA' concept, seamlessly integrating with its natural environment. Constructed entirely of 'Red-Cedar,' a rot-proof exotic wood prized for its exceptional durability and longevity – often referred to as 'Wood of Life' – the villa exudes an authentic charm and a deep connection to its Corsican setting.

The architectural design of Villa Spérone is thoughtfully configured to maximize the flow between interior living spaces, bedrooms, and expansive terraces, all oriented towards the captivating panorama that unfolds beyond. With the island of Sardinia gracing the horizon, the villa undeniably commands an extraordinary presence and offers an exceptional quality of life. Inside, the meticulous attention to detail is evident in the louvered doors, floor-to-ceiling sliding windows, and solid oak flooring, which complement the original design's authentic finishes. These natural materials not only impart a sense of texture and warmth but also contribute to the villa's restful and serene ambiance. Built upon a solid concrete base and featuring a robust wooden structure entirely clad in 'Premium Knotty' red cedar, the most durable and resilient variety, the villa's construction is exemplary. Its elevated position on the land was carefully considered from the outset, effectively mitigating any potential runoff, ensuring the structural integrity that has allowed the current owner to enjoy the property in complete tranquility since its inception in the early 1990s.

While the villa has been impeccably maintained, the discerning new owner will have the opportunity to personalize the interiors and undertake cosmetic enhancements according to their individual tastes and preferences. Importantly, no structural work is required, allowing for immediate enjoyment of this exceptional property upon acquisition. The 'MUST KNOW' technical detail regarding the 'Red-Cedar/Premium-Knotty' cladding is its remarkably low maintenance. Unlike other wood finishes, it requires no sanding or painting, with occasional brushing being sufficient to restore its original splendor and authenticity. This inherent characteristic aligns perfectly with the architect's vision of a property that blends seamlessly and respectfully with its natural surroundings.

The approach to Villa Spérone is as enchanting as the property itself, via a laurel-lined lane adorned with striking monoliths and a charming wooden bridge, crafted by one of Bonifacio's last traditional marine carpenters, providing a truly exceptional entrance. The land, once part of the ancient orchard of the



Ciappili farm, is immersed in the authentic beauty of the Corsican-Mediterranean countryside, featuring mature olive trees and a diverse array of rare and colorful plants that transform with the changing seasons, lending a unique originality to the setting. To the east of the villa, near a small Cabernet Sauvignon vineyard, a significant wooded area has been carefully preserved, offering an ideal location for the potential construction of a swimming pool. In the heart of the garden, near the path leading to a natural spring, a tranquil pond with its resident fish has been created, inspired by the ethereal gardens of ancient Persia – a testament to the owner's heritage. This subtle landscaping creates a peaceful and secluded haven, deeply connected to the surrounding nature.

A singular architectural feature, conceived by Guy Breton, a former student of the renowned Le Corbusier, is the seamless transition between the interior and exterior spaces upon entering the villa. The atypical little pond with its gentle waterfall, banana trees, and beautiful rocks is immediately visible from the entrance. The main living area, with its unique design, features a terrace that gradually opens towards the water, inviting relaxation on the patio near the pond, sheltered from the sun and allowing one to fully appreciate the serene atmosphere and the fragrant flowers. In this carefully curated landscape, each element contributes to a sense of peace and contemplation, within an architectural framework that utilizes the strength and natural beauty of cedar wood to organically integrate with the environment. Strolling through the garden, one is immediately enveloped by a sense of tranquility emanating from the olive trees, mimosas, bougainvillea, strawberry trees, and mastic trees, near the well and orchard. Following the path beneath a graceful weeping willow, the spring trail leads, within a short walk through the heart of a pine forest, to a magical creek. This secluded beach, surrounded by impressive rocks with inviting platforms for relaxation, features a pontoon for boats, fine sand, and, most notably, crystal-clear waters. This property is an unparalleled sanctuary, offering a profound sense of escape and inner peace, a place where one feels far removed from the everyday world, perfectly attuned to the beauty and serenity of its surroundings.

#### Annual Charges and Potential for Expansion:

The annual charges associated with the prestigious Domaine de Spérone are provisioned in two semi-annual installments, typically totaling less than €3,000 per year. The budget, as approved at the General Assemblies, has historically been well-managed and rarely exceeded, remaining consistent for several years with only slight adjustments. This relatively low cost for the upkeep of such a high-end estate is due to the shared expenses among the numerous property owners (over one hundred across the three ASLs), effectively distributing the costs for security, maintenance, and other communal services. This represents a significant advantage compared to smaller estates where individual charges for similar services can be considerably higher. The transparent financial management and the large number of co-owners contribute to the affordability of maintaining a property within this exclusive domain.

Furthermore, Villa Spérone offers the exciting possibility of extension. Subject to compliance with local urban planning regulations (PLU), regional guidelines, and the specific rules of the Domaine de Spérone, the substantial size of the land and the lack of immediate proximity to neighboring houses generally permit an extension of up to 30%. The creation of a swimming pool is also typically approved. While the assistance of a qualified DPLG architect is always recommended for such projects, the inherent potential for expansion allows the new owner to further customize and enhance this already exceptional property to perfectly suit their needs and desires. For those seeking architectural expertise familiar with the unique



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wooden constructions of the Domaine de Spérone, introductions to highly skilled local architects and reputable construction companies can be facilitated.

A Commentary by Jean-Marie HUBERT, 1st President of the non-profit organisation of the Domaine de Spérone 'SPRONU':

'It is within the 'sea village' of CIAPPILI, the very origin of the renowned architectural ensemble of the Domaine de SPÉRONE, that a true gem lies hidden: the villa of Afsané! To paraphrase a great chef's secret ingredients – 'The location, the location, and the location!' – here, the superlative setting is the paramount asset. Perched on a spur (Spronu in Corsican, hence SPERONE) with a masterful vista overlooking Sardinia and in close proximity to the pristine Lavezzi Islands, a protected nature reserve and the area's 'rough diamond' emerging proudly from the azure waves, the villa commands an unparalleled position. Its elevated location within generous endemic vegetation ensures complete privacy, shielding it from any neighboring views. Moreover, an almost private beach is just a short stroll from the house, within the celebrated Domaine de SPERONE, created by Jacques DEWEZ and featuring an 18-hole golf course designed by Trent Jones Jr, one of the world's most stunning golf destinations.

The architecture is equally unique and iconic. The creators of Avoriaz have left their indelible mark here with a concept of red cedar houses that set a precedent. The GEA (Groupement d'Etudes Architecturales), and particularly Guy Breton, masterfully designed this villa of pure design. How can one describe an original work? It defies mere description; one must experience it firsthand to be surprised at every turn by the ingenuity in creating such diverse spaces, offering a multitude of living areas, both communal and secluded, all within the ever-present, soothing, and reassuring embrace of nature. Life in an architect's house is inherently practical, where nature seamlessly penetrates, creating an unparalleled living experience.'

Domaine de Spérone – Bonifacio – South Corsica: A Paradise Awaits.

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## ABOUT THE AREA

Bonifacio, perched dramatically on a narrow limestone peninsula at the southern tip of Corsica, France, is a town of captivating beauty and historical significance. Its ancient citadel, the Vieille Ville, stands majestically atop sheer white cliffs that have been sculpted by the relentless forces of wind and waves over millennia. Below, a sheltered inlet forms a bustling natural harbor, home to a vibrant marina filled with yachts and fishing boats. The town's unique position, separated from Sardinia by the Strait of Bonifacio, lends it a distinct Italianate charm, even boasting its own dialect rooted in Ligurian Italian, a testament to its Genoese past.

The history of Bonifacio stretches back to prehistoric times, with evidence of human habitation dating back thousands of years. The town itself was formally founded in 828 AD by Count Boniface II of Tuscany, who recognized its strategic importance as a defensive stronghold against maritime threats. Over the centuries, Bonifacio has been ruled by various powers, including Pisa and Genoa, each leaving their mark on its architecture and culture. Wandering through the narrow, winding cobblestone streets of the



citadel, visitors can discover medieval monuments, ancient churches, and the intriguing Escalier du Roi d'Aragon, a steep staircase carved directly into the cliff face.

Beyond its historical allure, Bonifacio offers breathtaking natural landscapes. The dramatic white cliffs, honeycombed with sea caves and grottoes, provide stunning vistas of the turquoise waters and the nearby Lavezzi Islands, a protected nature reserve renowned for its granite boulders and pristine beaches. Boat excursions from the marina offer unparalleled perspectives of the town's dramatic setting and access to these offshore natural wonders. Inland, the surrounding countryside boasts maquis shrubland, fragrant with Mediterranean flora, and offers opportunities for hiking and exploration.

For travelers arriving by air to experience the unique charm of Bonifacio and its surroundings, the closest airport is Figari–Sud Corse Airport (FSC). Located approximately 20 kilometers (12 miles) to the north of Bonifacio, this airport serves both domestic and international flights, providing convenient access to the southern region of Corsica. From Figari Airport, Bonifacio is easily reachable by car, taxi, or shuttle bus, making it a straightforward journey to this remarkable clifftop town and the gateway to exploring the stunning southern coast of Corsica.

## MAiN FEATURES:

- \* 170m<sup>2</sup> of living space
- \* 2580m<sup>2</sup> plot
- \* 5 Bedrooms
- \* 4 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of France
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## Common

Bedrooms:	5
Bathrooms:	4
Finished sq. ft.:	170 sq m

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.829.215



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