

# Villa Royale

**Region:** Northern Corsica **Sleeps:** 22

---

## Overview

Set against the backdrop of northern Corsica's Balagne hills, Villa Royale is an impressive gem where refined architecture, panoramic views and superb amenities converge to offer a superb holiday experience. Located in the traditional village of Santa Reparata di Balagna, only 5km from the lively coastal town of Île Rousse, this expansive abode is a short drive from sandy beaches, shops and restaurants.

Spread across vast landscaped grounds, the villa comfortably accommodates up to 20 guests across ten well-appointed bedrooms, some with en suites and either terrace or patio access. The layout has been designed to offer both togetherness and seclusion, making it ideal for multi-generational families or retreats with friends.

The heart of the villa is a sweeping, open-plan living space with floor-to-ceiling windows framing vistas of the sea. A high-spec American kitchen connects seamlessly with the lounge and dining area, extending onto a veranda perfect for long dinners on warm summer nights. Advanced home automation ensures a stay that's as smooth as it is stylish.

Outside, the experience elevates further. A heated infinity pool spills into a Jacuzzi with spectacular views towards the coast, while a summer kitchen, bar, pizza oven and shaded dining area create the perfect setting for convivial outdoor living. Wellness takes centre stage with a dedicated gym and hammam, while a pétanque court, darts and table football add playful touches.

Whether you're sipping rosé at sunset, swimming beneath Corsican skies or enjoying breakfast on the terrace, Villa Royale is for guests seeking a spacious, high-comfort French island escape close to the sea.

## Facilities

Air-Con • Historical Sites • Cycling • Private Pool • Scuba Diving • Canoeing/Kayaking • Watersports • Boat Trips • Horse Riding • Ideal for Kids • Wellness • Villa • Walking/Hiking Paths • Walk to Village • Heated Pool • Ideal for Teens • Maid Service Available • Wow Factor • Has Discount • Special Offer • Chef/Cook Available • Beach Nearby • Instagrammable • Modern • <1hr to Airport • Walk to Restaurant • Pool Safety Feature • Wi-Fi/Internet • Seaview • BBQ • Washing Machine • Coffee Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Table Tennis • Laptop Friendly Workspace • DVD • Gym/Fitness Room • Hot Tub • Tumble Dryer • Dishwasher • Microwave • Smart TV • Sauna/Steam • Outdoor Games • Table Football • Home Cinema • Heating • New Villas 2025 • Yoga Classes Available • Transfers Available • Breakfast Available • Boules/Petanque • Darts



# Interior & Grounds

## Interiors

### *Villa's Main Upper Floor*

- Entrance
- Open-plan living and dining area with fireplace and doors opening to upper terrace with outdoor lounge
- Open-plan American-style kitchen, fully-equipped including American fridge, dishwasher, induction hob, electric oven, microwave, wine cabinet and Nespresso machine
- Multi-media space with sofa-bed, desk, printer, large screen and DVD player
- 2 x WCs
- Bedroom with queen-size double bed (160cm, can be split as twin), sea-view, TV, dressing area and en suite shower

### *Villa's Lower Floor (via external stairs)*

All bedrooms on this level are accessed independently via the terrace with sea and village view

- Bedroom with double bed, shutters, TV, terrace access, dressing area and kitchenette with sink, fridge, microwave, kettle and Nespresso machine. En suite shower and separate WC
- Bedroom with double bed, shutters, TV, terrace access, dressing area and kitchenette with sink, fridge, microwave, kettle and Nespresso machine. En suite shower and separate WC
- Bedroom with double bed, remote-controlled roller shutter, TV, terrace access, patio, dressing area and kitchenette with sink, fridge, microwave, kettle and Nespresso machine. En suite shower and separate WC
- Bedroom with double bed (160cm, can be split as twin), remote-controlled roller shutter, TV, terrace access and patio. En suite shower and separate WC

### *Other Bedrooms*

- Bedroom with double bed and en suite shower room with shower and toilet
- Bedroom with large double bed
- Bedroom with large double bed
- Bedroom with double bed and en suite shower room with shower and toilet
- Bedroom with large double bed
- Shower room and toilet

*Some of the en suites are open-plan to the bedroom*

## Outside Grounds (5000m<sup>2</sup>)

- Heated swimming pool (12x5m, depth: 1.7m) with electric safety cover and alarm
- Hot tub
- Separate children's pool (12x1.5m, depth 0.5m)
- Poolside deck with sun loungers (x10)
- Al-fresco dining terrace for 22 guests
- Summer kitchen with bar, sink, fridge, plancha, ice-maker and pizza oven
- Barbecue
- Upper terrace with outdoor lounge and sea view



- Fitness/games studio with equipment, gym and yoga mat, darts and table football
- Hammam/sauna
- Boules pitch
- Table tennis
- Terraced grounds (various levels with steps and different/rugged terrain)

#### **Other Facilities**

- Google home and home automation
- Remote controlled lighting and shutters
- Cameras

# Location & Local Information

Villa Royale is located in the authentic Balagne village of Santa-Reparata-di-Balagna, perched in the hills above the coast and only 25km from Calvi Airport. This is a fine base for exploring the Balagne coast and countryside in northern Corsica.

The village is a collection of hamlets steeped in charm with traditional stone houses, winding lanes and sweeping views across the Mediterranean. Just beyond your doorstep, discover authentic Corsican life at a gentler pace, where scenic beauty and rural tradition blend effortlessly. The village is home to a butchers, artisan biscuit shop and a couple of restaurants.

Within a short drive, the vibrant seaside town of L'Île-Rousse (5km) awaits, with its delightful market each morning, narrow lanes with wonderful restaurants and charming town square with plane trees. The town beach is attractive and a superb spot for lunch overlooking the bay, whilst there are beautiful walks up to the Genovese tower and lighthouse.

L'Île-Rousse is also the gateway to some of the island's most beautiful beaches. From the soft white sands of Plage de Bodri to the wild, untamed beauty of Plage de Lozari, this stretch of coastline is ideal for swimming, sunbathing and snorkelling in crystalline waters. For a more active day by the sea, head further along the coast to Calvi for watersports, a walk through the historic citadel, or simply enjoying lunch on a restaurant terrace by the village church.

Inland, the hills of the Balagne region are dotted with centuries-old villages that feel frozen in time. Discover the artisan charm of Pigna (6.5km), known for its music and crafts, or enjoy a morning coffee in Monticello (4km), with its panoramic terraces and quiet hiking trails. For the more adventurous, a scenic footpath leads to Sant'Antonino (around 3.5km on foot), one of Les Plus Beaux Villages de France, offering breathtaking views from its hilltop perch (try some of the village's excellent lemon juice whilst you're there).

Outdoor lovers will also relish the walking and cycling routes crisscrossing the region, with trails that weave through olive groves, maquis shrubland and hidden chapels. Just a short drive away, keen golfers can enjoy a round at Golf du Reginu, set in a tranquil valley between sea and mountains.

Villa Royale offers an enviable base from which to explore the best of the Balagne coast and countryside in this beautiful part of northern Corsica.

## Local Amenities

Nearest Airport	<b>Calvi Airport (25km)</b>
Nearest Airport 2	<b>Bastia Airport (76km)</b>
Nearest Beach	<b>Plage de l'Île Rousse (5.5km)</b>



Nearest Ferry Port	<b>L'Île-Rousse (6.5km)</b>
Nearest Golf	<b>Golf Reginu (10.5km)</b>
Nearest Restaurant	<b>In the village (Short walk)</b>
Nearest Shop	<b>Butchers in village (750m)</b>
Nearest Supermarket	<b>E.Leclerc L'Île-Rousse (7km)</b>
Nearest Town	<b>L'Île-Rousse/Calvi (5km/26km)</b>
Nearest Village	<b>Santa-Reparata-di-Balagna (0km)</b>

---

## What we love

- In a traditional Balagne village with breathtaking views towards the sea and Île Rousse
- High-end touches throughout – from a heated infinity pool and Jacuzzi to a hammam, gym and high-spec kitchen
- Enjoy long summer evenings with the outdoor bar, pizza oven, summer kitchen and shaded dining area
- Just 5km from Île Rousse's beaches, shops and restaurants and only half an hour from Calvi – the best of northern Corsica within easy reach

## What you should know...

- Bedrooms are scattered across the property, some reached via external stairs and with independent access.
- The superb grounds are terraced with different levels, many steps and some rugged terrain – children will need to be supervised.

# Terms & Conditions

- **Security deposit:** €3500 charged to client's credit card by the owner as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 3:00 p.m.
- **Departure time:** 9:00 a.m.
- **Energy costs included?:** Yes,
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed.
- **Changeover day:** Saturday in July/August, flexible during all other periods.
- **End of stay cleaning:** Standard changeover clean included in the price. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Outside only.
- **Insurance:** Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.
- **Minimum stay:** 7 nights.
- **Tax:** French visitors tax is included.