



Architect Villa

SAINTE ANNE (971)

1 449 000 €*

* Agency fees to be paid by the seller



427 m²



10 pièce(s)



7 chambre(s)

PROPERTY DESCRIPTION

Laurence WERNER offers you in SAINTE ANNE, a privileged area, a superb SEA VIEW villa, beach on foot with infinity pool and a F3 SEA VIEW House with its above-ground swimming pool, all on a plot of 980 m² with trees. Two separate entrances with separate automated gates and private parking spaces for 3/4 cars. Are you looking for a superb sea view villa and its second independent house for rental purposes? I found it for you! Another very beautiful real estate complex that I am offering you. The main villa is very modern, luxury and easy to access. After parking your vehicles under a carport, you enter a living room with its high framework, its dining area and its equipped and fitted kitchen, all opening onto a covered SEA VIEW terrace and its infinity pool. The exterior is very pleasant, protected by blinds for wind or rain and roller shutters. The scene is set as soon as you enter the house, this magnificent view never leaves you... As an extension of the kitchen, an air-conditioned office/gym room overlooks the swimming pool and its view. Back on the night side, at the entrance to the house, a guest toilet with hand basin, a master with cupboard and bathroom, double sink, walk-in shower and toilet, in a very open corner for your convenience. will have understood about the terrace and the view. Very well thought out, a staircase leads to an air-conditioned office in the attic, closed by bay windows. We still have the second sleeping area which is on the garden level: you go down a staircase, a corridor leads to 2 air-conditioned bedrooms with cupboard which share a full bathroom and WC. A second Master with cupboard, full bathroom and an adjoining room which can be a living room. At this level of the garden level, each bedroom has its terrace. The Master could be an additional studio for rental purposes. You have the second separate entrance with automated gate and private parking. and can therefore access it from the outside. The entrance to the F3 house is an extension of the private parking lot, you access via a deck terrace with above ground swimming pool and the front door is at the rear of the house. You arrive at a beautiful bright living room with its high framework, equipped and fitted US kitchen. Two air-conditioned bedrooms on either side of the living room, each with its own bathroom and cupboards. All the rooms have a sea view. On the bedroom side, we have 4 in the main house with an office and the converted attic and two others in the outbuildings. This makes up to 8 bedrooms depending on how you arrange it. This real estate complex can be a large family or rental property, whether the main house or the outbuilding. Technical side: the villa's swimming pool room is located under the infinity pool. Storage space for garden equipment and other items. Everything is very well finished, easy to access and the materials are quality. All windows have aluminum bay windows and automated aluminum roller shutters. City water tank. I won't tell you any more... In a dead end, several wild coves possible on foot, close to shops, schools, hotels and coastal beaches. Everything is there, so come and visit it! 80 photos at your disposal... My site <https://www.capifrance.fr/conseillers/laurence.werner> Laurence WERNER, Your Real Estate Advisor in Guadeloupe. Fees are the responsibility of the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Laurence WERNER

BAIE-MAHAULT (97122)

Agent

RSAC : 793 852 104 00017

Courts service city :
POINTE A PITRE

06 90 07 15 34

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 843196

Property type Architect Villa

Vue dégagée, Panoramique, sur Jardin, sur Mer, sur
Piscine

SURFACES

Living space 427 m²

Surface Carrez Law 238 m²

Land surface 980 m²

COMPOSITION

Number of rooms 10

Number of bedrooms 7

Toilets count 6

Washrooms 6

Terrace 1

APPENDIX

Parking extérieur

Parking space 1

Garage 1

Videophone Non

SERVICES

Kitchen aménagée

Swimming-pool Yes



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle