



## SUBSTANTIAL RESIDENTIAL PROPERTY

LA FARGUE | CHOISEUL

This is a beautiful, spacious and well-presented property, located in the south of St Lucia. It is your opportunity to own a secluded gem with uninterrupted, breathtaking views of the Pitons. Three bedroom, three bathroom, fully furnished house with self-contained apartment, this is ideal for family use or as an investment.

**Guide US\$425,000 | EC\$1,140,000**

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## DESCRIPTION

This fully furnished three-storey home boasts one of the best views on the island; the breathtaking Pitons which you can see from three separate balconies.

The property was purchased by its current owners because they wanted a house which encapsulates the beauty of St Lucia itself. It does just that; it is situated in the south-west of the island, with St Lucia's two majestic icons as its view, the famous mountainous spires known as the Pitons.

The house, with three bedrooms and three bathrooms, offers incredible versatility. Two of the bedrooms are situated on the first floor, off a large living room, and the master bedroom with a large ensuite occupies the second floor.

Open plan with the living room is a spacious kitchen/dining room which leads to the main balcony which goes across the entire width of the property at its rear - overlooking rainforest as far as the eye can see, framed by the Pitons. This unique panoramic view is uninterrupted by any other property.

Leading off the living room are the two good-sized double bedrooms, with in-built closets, one with ensuite and other has access to the family bathroom. Up a feature wooden staircase is the master bedroom, equipped with air-conditioning and an ensuite leading to a smaller balcony, ideal for morning coffee or enjoying watching the sunset. There is patio which leads off the bedroom to the front from where you can look out over the neighbourhood boasting a quiet street of houses.

The property also has an extra benefit of a self-contained studio with its own access, a balcony which mirrors the one above, going across the entire width of the house, and a garden area. This is situated on the ground floor and can be let as a short-term or holiday accommodations. The studio, recently re-decorated, has its own kitchenette and bathroom, offering a private and tranquil retreat for holidaymakers and an extra investment opportunity for the purchaser.

The entire property could be let for holiday use; suitable for having a live-in cook/caretaker who could reside in the studio. The extra-large kitchen is ideal for communal dining if the property was used for specialist holidays, a cookery school, perhaps, or a yoga retreat.

You enter through double metal gates into an area at the front for parking. This house is situated in a peaceful but thriving little community, yet it feels completely secluded, offering the privacy one desires. It is fully fenced with a mature garden, water storage, solar water heater and lush green rainforest views.

It really does offer the best of both worlds.

## ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.



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