



A SUPERB RESIDENTIAL PLOT

BALEMBOUCHE | LABORIE

8,180sqft flat building plot is rectangularly shaped with direct access to water and electricity. This property is in a low-density populated development with access to public transportation systems. The land is accessed via a concrete paved residential road from the highway road. The land is located within 10 minutes of public schools and local amenities, including but not limited to supermarkets, banks, fuel stations, shopping, and restaurants. Public transportation is less than a minute's walk from the lot.

Guide £57,000 | About 8,180 sqft

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BROWN & CO

Property and Business Consultants

DESCRIPTION

This well serviced flat residential parcel is positioned in a desirable community of Laborie, with direct access to the Vieux Fort Highway. The lot is accessed via an excellent paved concrete residential estate paved road, while furnished with water, electricity and internet. It provides the opportunity for either a single high end residential home, or high-quality apartments for commercial or investment use.

The land parcel is registered as Block 0420B, Parcel 14 within the St Lucia Land Registry (and shown as Lot 10 within the survey plan), and comprises of 8,180sqft.

LOCATION

The land is in Balembouche, an established, up-market and quiet residential area, situated south of St Lucia. The parcel is ten minutes' drive from Vieux Fort City, where there are restaurants, shopping facilities, banking, the Hewanorra International Airport (UVF) and other essential amenities. Access is from a paved estate road within 2 minutes' walk of Vieux Fort Highway.

ABOUT BALEMBOUCHE

Before European settlers arrived, the first native Amerindians from Central America inhabited St Lucia for hundreds of years, marking the beginning of Balembouche's history on the island. In the late 1700s and the 1930s, the French and British colonial powers then constructed Balembouche as one among the island's sugar-producing plantations.

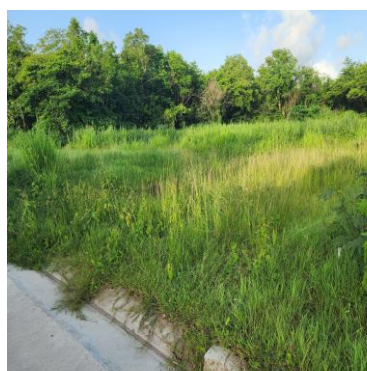
DIRECTIONS

Enter through the estate from Vieux Fort Highway and follow the road ahead until you see a Brown & Co sign on the 5th lot on your left.



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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