



# Duffy & Company

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**ESTATE AGENTS, VALUERS, AUCTIONEERS & SURVEYORS**

VALLEY CHURCH VILLA, VALLEY CHURCH, ANTIGUA

PRICE US\$650,000



A classic Caribbean villa located on a hillside and overlooking the Caribbean Sea. The villa has all the eclectic style of traditional Antiguan homes yet was constructed only 15 years ago of modern materials.

A combination of open air living and modern facilities makes this an ideal tropical retreat

plus having the benefit of two self-contained one bedroom apartments which produce an income of around US\$18,000 per annum.

The living accommodation on the upper floor is flanked on three sides by an integral veranda which can be fully open, partly or fully enclosed by folding shutters.

This main part of the accommodation is approached through a delightful courtyard which leads directly into the living room/kitchen. To the rear of the living area are two spacious double bedrooms each with en-suite bathrooms.

The property stands on about a quarter acre and has parking areas to both the upper and lower levels.

Jolly Harbour with its watersports leisure facilities, golf course, supermarkets, shops, bars and restaurants is about ten minutes drive and the capital, St. John's, about 20 minutes. The international airport is about half an hour away, local beaches are just a few minutes drive.

An ideal home and income property in an idyllic, quiet and convenient location.

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