COLDWELL BANKER
EUROPA REALTY

House Saint-Barthélemy 140 m²



SALE PRICE : 6 000 000 €

EMAIL : STBARTH@COLDWELLBANKER.FR

EXCLUSIVITY

Rue August Nyman - Gustavia
Les Hauts du Carré d'Or

France, 97133, Saint-Barthélemy

PHONE : +33690523425
stbarth@coldwellbanker.fr

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DESCRIPTION

Located in Saint-Jean, just a few minutes' walk from Eden Rock and the beach, this single-story villa enjoys a highly sought-after setting.

It seamlessly blends tropical charm with contemporary lines. The exterior stands out with its elegant contrast between natural stone and wood elements, creating an atmosphere that is both warm and refined.

Inside, the living spaces are organized around a beautiful open-plan layout, enhanced by high ceilings with exposed beams and quality materials throughout. The modern, fully equipped kitchen blends seamlessly into the overall design.

The villa features four bedrooms, each with its own en-suite bathroom, offering comfort, privacy, and functionality.

Outdoors, a large deck terrace extends the living areas and surrounds the swimming pool, set within a carefully landscaped tropical garden with palm trees and lush vegetation. The setting is ideal for both relaxation and entertaining.

The property benefits from abundant natural light and a fluid connection between indoor and outdoor spaces, offering an elegant yet relaxed lifestyle.

Finally, the 1,160 sqm plot is a real asset, providing significant development potential with a total authorized buildable area of 427 sqm. A sea view is guaranteed from an upper level (R+1).

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FEATURES

Property type:	House	Area:	140.0 m²	Number of rooms:	5 rooms
Number of bedrooms:	4 bedrooms				

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): Not applicable -1

Greenhouse gas emissions (GHG) index: Not applicable -1

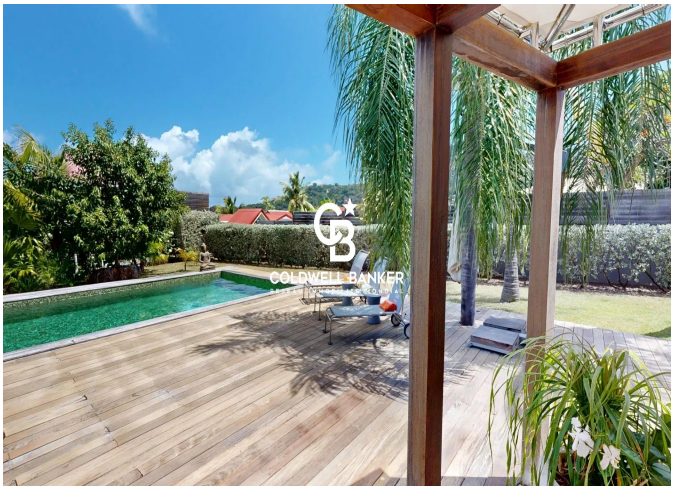
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