COLDWELL BANKER
EUROPA REALTY

House Saint-Barthélemy 187 m²



SALE PRICE : 11 000 000 €

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

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DESCRIPTION

A contemporary villa set on the heights of Devet, at the very point where the landscape opens fully onto the ocean. From its vantage point, the horizon embraces the bay of Petit Cul-de-Sac, the wild waters of Toiny, and the endless shades of blue. Each sunrise lights up the scene, turning the panorama into a living painting.

Designed by a renowned architectural firm, the villa reveals open, fluid volumes bathed in elegance and natural light. The expansive living room, dressed in light, opens entirely thanks to large sliding glass panels that disappear into the walls, erasing any boundary between indoors and outdoors.

In a single stride, one moves from the comfort of the living room to the large wooden deck, carried by the softness of the sea breeze and the enveloping presence of the ocean. The space flows naturally into a covered outdoor dining area, a true open-air living room facing the sea. Sheltered from the sun and the trade winds, it allows every meal to be enjoyed while taking in the full beauty of the panorama. In direct continuity with the deck, the infinity pool stretches along the axis of the view and seems to merge with the deep blue horizon. Here, indoors and outdoors become one, in a soothing, luminous harmony.

The villa offers four bedrooms, each with its own dressing room and en-suite bathroom. Three of them enjoy a lovely sea view, in a soft and luminous atmosphere. The fourth, located on the lower level, is independent and features its own private terrace — an ideal space for hosting while allowing everyone to enjoy complete privacy.

Every part of the home has been thoughtfully furnished and decorated by a professional team of interior designers. The selected materials are of beautiful quality, and every detail has been considered to create a coherent, refined, and timeless atmosphere.

The villa is equipped with a water cistern as well as a state-of-the-art solar system paired with a battery bank providing several hours of backup power in the event of an outage — a valuable comfort on the island. **A structural warranty (assurance dommage-ouvrage) further enhances the security and peace of mind of the investment.**

In the tranquility of Devet, carried by the light and the ever-changing beauty of the ocean, this property embodies far more than a house. It is an atmosphere, a sensation, a way of life facing the infinite.

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FEATURES

Property type:	House	Area:	187.0 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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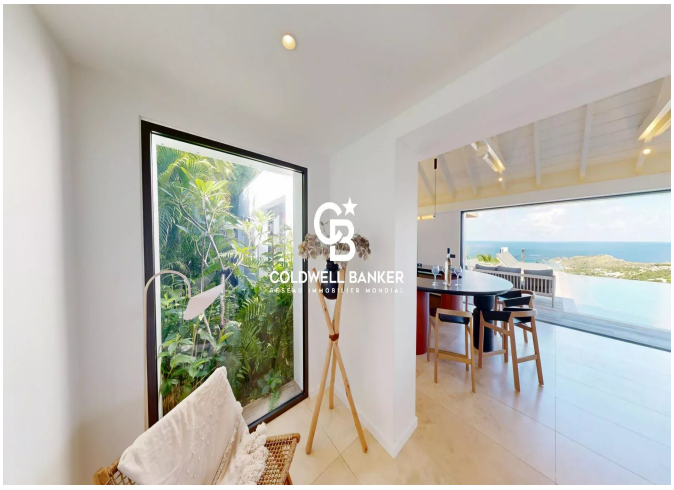
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