COLDWELL BANKER
EUROPA REALTY

House Saint-Martin 400 m²



SALE PRICE : 3 220 000 €

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

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DESCRIPTION

This charming single-storey villa, of approximately 400 m², is located in the privileged and secure area of Terres Basses, in Saint Martin.

Located on a beautiful plot of more than 8,000 m² planted with flamboyants and other tropical trees, it consists of rooms with pleasant volumes, on an magnificent view: sea, lagoon and hills.

This family house has 4 bedrooms. Each bedroom has its own bathroom, toilet and storage, including two children's bedrooms and two master bedrooms.

The two master bedrooms are ideally located on each side of the house and their beautiful volumes, respectively of 42 and 71 m², make them real places of life and privacy.

The 71 m² room includes a 13 m² dressing room and a hammam area.

Family and friends enjoy together in a spacious living room - dining room - kitchen of about 150 m².

The house also has a room currently used as an office, of more than 54 m², which could be converted to create a fifth bedroom, a games room or any other space according to your desires.

The main villa also includes a laundry room, a storeroom and guests restroom.

Beautiful outdoor spaces call for relaxation.
Like its covered terrace of more than 50 m² for meals under the stars of the tropics, as well as its kitchen and summer bar of about 10m² and its huge solarium of 40 m².
Sport people could swim thanks to the 25-metre long swimming pool.

The family home also includes a converted garage, two cisterns of 90 m3 each and a generator.

This property is completed by a second villa of two units.
One of them, of about 110 m², consists of a living room with open kitchen, two bedrooms with shower room extended by a deck terrace and its plunge pool.

This family property, rebuilt in 2021, is in perfect condition and is ready to welcome you.

Due to its location, you will enjoy absolute calm.

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FEATURES

Property type:	House	Area:	400.0 m²	Property tax:	€8.00
Number of rooms:	15 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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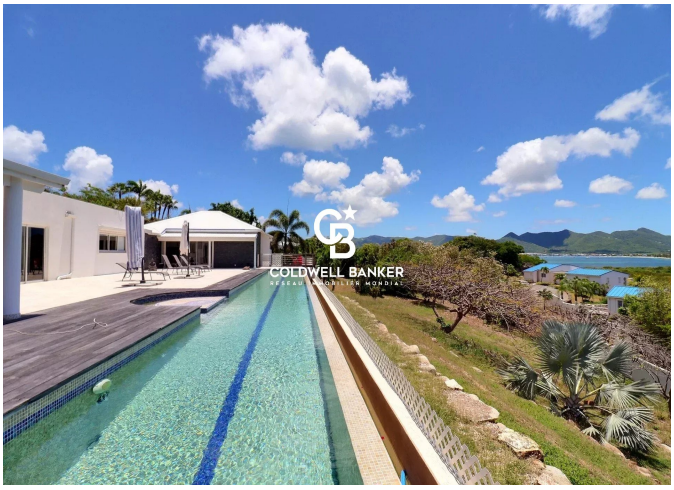







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