



## 3 Log Cabins & 5 Acres of Rainforest land For Sale In Pont Casse



### Informazioni sull'Agente

Nome:	Niall Madden
Nome della ditta:	Esales Property Limited
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Experience since:	2002
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments
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Languages:	English
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 761,629.91

### Posizione

Nazione:	Dominica
Indirizzo:	Pont Cassé
Pubblicato:	19/09/2024

### Descrizione:

3 Log Cabins & 5 Acres of Rainforest land For Sale In Pont Casse Dominica

Esales Property ID: es5554313

Pont Casse

Saint Paul's Parish

Dominica

5 acres of pristine rainforest land in the Commonwealth of Dominica in Pont Casse.

1/4 of a mile from main road connecting the capital Roseau with the main international airport. Near Pont Casse roundabout. Multiple tourist attractions on the island, including waterfalls, beaches, hiking trails, snorkelling, scuba diving, whale watching, white water rafting. Emerald Pool, Jacko falls and Spunny falls, and segment 3 of the UNESCO Waitukubuli National Trail are a walking distance away.



Freshwater stream with drinkable water running as one of the property's boundaries.

Stunning views of the Mont Trois Pitons Volcano in the national park.

Large number of fruit trees on the property including grapefruits, lemons, coconuts, avocados. Large Passion fruit vines fruiting throughout the year.

Young cinnamon, cacao, papaya trees and dragon fruit plants and coffee shrubs. Sugarcane used to make local rum. Cannabis farming for recreational use is also legal.

Large parking lot with a shed in the front.

Purpose built road leading into the property.

Concrete water drains throughout to help with water management.

Maintained walk paths throughout.

3 A-frame wooden cabins (imported hard wood from north Europe) 14x20 feet, each with indoor toilet and sink and outdoor shower. All connected to electricity and plumbing. Flush toilets. All furnished with handmade mahogany wood furniture (bed, nightstands, chairs, table)

Electricity connection throughout property from public utilities. Fast internet connection installed.

Our own freshwater supply from the river with pipes connecting all built structures. Filters and pressure tanks. Pump from the river running on gravity (no electricity needed). Highly reliable, free and fresh to drink.

Sewage system connected to all structures and to a large septic tank purpose built.

Large common area used as a restaurant build with imported hard wood from north Europe as well. This building is attached to a 40' shipping container, repurposed for a bar and kitchen. Passion fruit vines throughout the restaurant.

Huge potential for more development. Less than a quarter of the land has been developed.

Huge cash flow potential with locals and tourists as a restaurant and bar and with guests staying in the cottages overnight. Possible expansion into a mindfulness/yoga retreat. Lot of space for more buildings or a swimming pool.

Established presence in local hospitality and on Airbnb.

Immerse Yourself in Nature's Paradise: Rainforest Escape with Income Potential in Dominica.

Unwind and reconnect with nature on this one-of-a-kind 5-acre property in Pont Casse, Dominica. Ideal



for nature lovers and business-minded individuals, this property offers a unique opportunity to own a piece of paradise with income-generating potential.

## Highlights:

- \* **Unparalleled Beauty:** Captivate your senses with stunning views of the Morne Trois Pitons volcano and a refreshing freshwater stream bordering the property.
- \* **Move-in Ready:** Relax in comfort with three charming 20×14 ft. A-frame cabins, each featuring indoor plumbing and amenities.
- \* **Sustainable Infrastructure:** Live a self-sufficient lifestyle with a gravity-powered water pump from the freshwater river, concrete water drains for efficient water management, and a septic system for responsible waste disposal.
- \* **Undeveloped Potential:** Unleash your creativity and expand on this property's potential with ample space for further development.
- \* **Established Business:** Kickstart your business venture with a well-maintained restaurant and bar already boasting a loyal local and tourist clientele. The large common area provides the perfect space to entertain guests.
- \* **Secluded Tranquility:** Enjoy the peacefulness of the rainforest while remaining conveniently accessible. The property is located just ¼ mile from the main road connecting Roseau with the international airport, near Pont Casse roundabout.

## ABOUT THE AREA

Pont Cassé, nestled within Saint Paul Parish, Dominica, offers a serene escape amidst lush landscapes and vibrant culture. This charming village, situated near the island's center, boasts a population of around 100 residents and is a gateway to the island's natural wonders.

### Immerse Yourself in Nature

Pont Cassé is surrounded by breathtaking natural beauty, with opportunities for hiking, exploring waterfalls, and immersing yourself in the rainforest. The village is also a convenient starting point for exploring the Waitukubuli National Trail, a challenging but rewarding trek that traverses the entire island.

### Discover Local Culture and Cuisine

Experience the warmth and hospitality of the Dominican people as you explore the local culture and cuisine. Enjoy traditional Creole dishes, listen to live music, and participate in community events. Pont Cassé offers a glimpse into the authentic island lifestyle.

### Explore Nearby Attractions



Pont Cassé is a convenient base for exploring other attractions in Dominica. Visit the nearby villages of Belles and Morne Trois Pitons, or take a day trip to the capital city, Roseau. Discover the island's stunning beaches, cascading waterfalls, and lush rainforests.

## A Tranquil Retreat

If you're seeking a peaceful and relaxing getaway, Pont Cassé is the perfect destination. Enjoy the tranquility of the village, the beauty of the surrounding nature, and the warm hospitality of the locals.

### MAiN FEATURES:

- \* 240m<sup>2</sup> of living space
- \* 20240m<sup>2</sup> plot
- \* 3 Bedrooms
- \* 4 bathrooms between the cabins & restaurant
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Dominica
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com
- \* The common area structure has a kitchen and bar and doubles as a restaurant

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### Comune

Camere da letto:	3
Bagni:	4
Finito piedi quadrati:	240 mq
Dimensione del lotto:	20240 mq

### Rental details

Furnished:	Si
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### Lease terms

Date Available:

### Contact information

IMLIX ID:	IX6.084.786
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