



## Exclusivité Villa T5 de standing petite VUE MER - SAINT FRANCOIS



### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 1,043,993.21

### Posizione

Nazione:	Guadeloupe
Cap:	97118
Pubblicato:	05/06/2025
Descrizione:	

**FOR SALE: HIGH-STANDARD VILLA IN SAINT-FRANÇOIS, GUADELOUPE**

Contact Audrey Herrero at +33 6 59 45 67 65, real estate advisor at SAFTI, to discreetly discover this luxury villa located in a highly sought-after neighborhood in Saint-François, within a premium gated residence. This property is built on a plot of over 800 m<sup>2</sup> and comes with a structural warranty valid until 2028.

### About Saint-François

Saint-François is a beautiful coastal town in Guadeloupe featuring a marina hosting the Mini Transat race, an international golf course, a casino, and breathtaking beaches.

### Villa Features

This villa offers more than 130 m<sup>2</sup> of living space and approximately 250 m<sup>2</sup> of usable space, spread across two levels:

- Main Level:
- Spacious living room opening onto a covered terrace, pool deck, and stunning sea views.
- Fully equipped kitchen with an adjoining pantry.
- Large master suite with walk-in closet, double-vanity bathroom, and WC.
- Two additional bedrooms sharing a second bathroom and WC.



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- Lower Level:
  - A 32 m<sup>2</sup> one-bedroom apartment (T2) with private access, ideal for rental income or hosting guests while maintaining privacy.

## Outdoor Spaces

The 110 m<sup>2</sup> outdoor living area includes:

- Swimming pool with deck.
- Dining area.
- Lounge space.
- Landscaped gardens designed for relaxation and elegance.

## Modern Amenities

- Two brand-new kitchens.
- A 2,000-liter backup water tank to mitigate water shortages in Guadeloupe.
- A 5,000-liter rainwater recovery system, connected to toilets and garden irrigation, with an adaptable setup for power outages.

## Why Choose This Villa?

Everything has been designed to ensure a serene lifestyle in this dream setting. This is a rare opportunity to own a true gem in one of Guadeloupe's most prestigious locations.

## Contact Information

For further details or to schedule a private viewing, please contact Audrey Herrero:

? +33 6 59 45 67 65

Available via phone or WhatsApp (non-premium metropolitan number).

Don't miss out on this exceptional property!

Costruito: 2019

### Comune

Camere da letto:	4
Bagni:	3
Finito piedi quadrati:	132 mq
Dimensione del lotto:	814 mq

### Room details

Total rooms:	5
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### Lease terms

Date Available:

### Informazioni aggiuntive



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<https://www.imlix.com/it/>

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URL del sito:

[http://www.arkadia.com/AGHX-T605590/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T605590/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID:

1405981

