



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



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 1,047,851.71

### Locatie

Aanbevolen Auto Onderdelen:	Guadeloupe
Postcode:	97118
Geplaatst:	05-06-2025
Omschrijving:	

**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.
- 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!

Gebouwd: 2019

## Algemeen

Slaapkamers:	4
Badkamers:	3
Afgewerkte vierkante meter:	132 m <sup>2</sup>
Lot Afmeting:	814 m <sup>2</sup>

## Room details

Total rooms:	5
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## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/AGHX-T605590/?utm\\_ca](http://www.arkadia.com/AGHX-T605590/?utm_ca)



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## Contact information

IMLIX ID:

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