



## Excellent Plot of land for sale in Vieux fort Audier Saint Lucia Caribbean



### Agent Info

Name: Niall Madden  
Company: Esales Property Limited  
Name:  
Country: United Kingdom  
Experience since: 2002  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments  
Phone:  
Languages: English  
Website: <https://esalesinternational.com>

### Listing details

Property for: Sale  
Price: USD 80,970.68

### Location

Country: Saint Lucia  
Address: Augier Road  
ZIP code: LC11 101  
Posted: Nov 18, 2024

### Description:

Excellent Plot of land for sale in Vieux fort Audier Saint Lucia Caribbean

Esales Property ID: es5553659aa

Vieux fort Audier  
St Judes Hwy,  
St Lucia  
Caribbean

Here we present an excellent plot of land in one of the most sought after areas for development right now in the Caribbean.

Plot of land for sale is 1233m2 in size perfect for someone looking to develop a property to put on the open market.

The property is located at La Croix Road in Laborie, St Lucia and approximately 0.5 miles from the village of Laborie and approximately 8.0 miles to downtown, Castries.



The property is located in a medium to high-density populated residential area with access to public transportation systems. There are quite a few buildings constructed within the area.

The area of the land is approximately 7,774.00 square feet. The plot has a rectangular configuration and is gently sloping.

Soils in the area consist of cohesive material. The general topography permits drainage of the plot.

The property is fully serviced with water, electricity, telecommunication systems and a footpath access. Sewage can be disposed of through a septic tank / soak-away system.

The predominant land use in the area is residential and the zoning is residential.

Shape: The land has a rectangular shape and is covered with some vegetation.

Topography: gently sloping

Access: From the gravel road to the east of the property.

Soil type: the area consists of mainly cohesive soils underlain with firm soils. Drainage: Provisions have been made for drainage of storm water and waste water. Roads: gravel road

## AREA ANALYSIS

Distance to Secondary Schools: 6 km Distance to Primary Schools: 4 km Distance to Shopping: 10 km

Distance to Downtown: 10.0 km

Distance to Public Transportation: 0.5 km

Vieux Fort is a town located near the southernmost point of Saint Lucia, a Caribbean island nation. It is named after a fort that used to watch out towards Saint Vincent towards the south.

As St Lucia's third-biggest town, Vieux Fort doesn't hold back when it comes to its waterfront. The big name here's Anse des Sables Beach, the area's longest sweep of sand. This palm-backed swathe stretches out for over one-and-a-half kilometres, and is home to a few of the town's sea-view restaurants. Elsewhere, Vieux Fort Bay's a popular stomping ground for windsurfers and kitesurfers.

## About the Area

Saint Lucia is an Eastern Caribbean island nation with a pair of dramatically tapered mountains, the Pitons, on its west coast. Its coast is home to volcanic beaches, reef-diving sites, luxury resorts and fishing villages. Trails in the interior rainforest lead to waterfalls like the 15m-high Toraille, which pours over a cliff into a garden. The capital, Castries, is a popular cruise port.

St Lucia is a blanket of lush forest, emerald-cloaked mountains and palm-fringed beaches crowned by the magnificent Pitons

When you first lay eyes on St Lucia it's easy to see why it's regarded as one of the most beautiful islands



in the Caribbean. The iconic Pitons paint a jaw-dropping backdrop to St Lucia's forested mountains and beautiful bays, inviting you to immerse yourself in the island's natural beauty. Often touted as one of the world's most romantic destinations, St Lucia has long been a favourite with couples and honeymooners.

While it's tempting to simply relax and soak up the incredible views, St Lucia's natural landscapes provide the perfect setting for adventure activities, from hiking through the rainforest and horse riding on the beach to exploring protected coral reefs and soaking in hot mud pools.

### Main Features

- 1233 m2 of land for development
- Excellent location close to many amenities
- Stunning views.
- Huge Potential in the rental market if developed on.

Contact us today to buy or sell your property in Saint Lucia fast online.

### Common

Finished sq. ft.:	1233 sq m
Lot Size:	1233 sq m

### Lease terms

Date Available:

### Contact information

IMLIX ID:	IX6.400.054
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