



**CENTURY 21**  
Grenada Grenadines

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CENTURY 21 Grenada Grenadines Real Estate, Excel Plaza, St.George, Grenada West Indies

## B2 Le Phare Bleu Villa Resort & Marina

Petit Calivigny (St.George) 📍 Grenada

**MLS# 1136133**

Single Family Homes

**450,000**



**District/Area:** Petit Calivigny (St.George)

**Region/Country:** Grenada

**Prop.Type:** Single Family Homes

**Prop.View:** Beach Front

**Beds:** 1

**Baths:** 1.0

**Living Space:** 846 ft<sup>2</sup>

**Year Built:** Estimated

**Land Area:** 4,185 ft<sup>2</sup>

**Class:** Residential

### Features and Amenities

#### Condition

Well Maintained

#### Parking - Type

Crushed Stone

#### Security

Security Guard

#### Boat Access

Boat Dock

Boat Access

#### Near By

Church

Hospital

Park - Green Area

Airport

Restaurants

Marina

#### Distinctive Features

Maid Services

Open Concept

Room Service

#### Building - Framing

Concrete

Wood Frame

#### Outdoor Features

Beach

#### Parking - Spots

1 Assigned Spot

#### Air Conditioning

Air Conditioning

#### Yard / Landscaping

Yard

#### Swimming Pool

On-Site Pool

#### Exterior Walls / Siding

Concrete stone

#### Location Features

Water Access

Motor boat allowed

#### Furnished

Fully Furnished

#### Parking - Visitors

With Visitor Parking

#### Beach Access

Beach Access

#### Patio - Deck - Porch

Private Balcony

#### Rooms

Bedroom

Kitchen / Living Room

#### Heating Source / Energy

Solar energy

#### Available Services

Reception area

Outdoor pool

Restaurant

**Floors**

Hardwood

**Windows**

Wood

**Driveway**

Paved

**Building - Foundation**

Concrete Block

**Topography**

Flat

**Roofing**

Sheet Metal

**Sewage system**

Septic tank

**Remarks**

The Villa (846sqft/82m2 incl. veranda) is a part of the Le Phare Bleu Marina & Boutique Hotel [www.lepharebleu.com](http://www.lepharebleu.com) and is sold freehold with the parcel of land of 4185sqft/389m2. It is a great investment opportunity for people who like to have a special place for their holidays. The villa is fully furnished and surrounded by a beautiful award winning garden. The high quality resort has a peaceful atmosphere and is very save, only 20min from the airport away. During your stay you choose between self-catering or using the full hotel service with all the resort amenities: swimming pool, 2 restaurants, car rental, mini market offering all the essentials incl. daily fresh bread.

The villa is managed by the JADI Managemnet Ltd, which is responsible for renting and maintaining the bungalows for the periods when owners are not in residence. There is a estimated ROI of 5%, depending on the occupancy during the whole year once owners' usage and rental income has been accounted for.