



**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

<b>Floors</b>	<b>Building - Foundation</b>	<b>Roofing</b>
Hardwood	Concrete Block	Sheet Metal
<b>Windows</b>	<b>Topography</b>	<b>Sewage system</b>
Wood	Flat	Septic tank
<b>Driveway</b>		
Paved		

Remarks
<p>The Villa (846sqft/82m2 incl. veranda) is a part of the Le Phare Bleu Marina &amp; Boutique Hotel <a href="http://www.lepharebleu.com">www.lepharebleu.com</a> 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.</p> <p>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.</p>