



**CENTURY 21.**  
Grenada Grenadines

**Paula La Touche**  
Sales Associate

Office: (473) 440-5227  
paula@c21grenada.com  
https://c21grenada.com

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

# Villa Lance Aux Epines - Beachfront Property With Dock

Lance aux Epines (St.George) 📍 Grenada

**MLS# 1138085**

Single Family Homes

**3,900,000**



**District/Area:** Lance aux Epines (St.George)

**Region/Country:** Grenada

**Prop.Type:** Single Family Homes

**Prop.View:** Beach Front

**Beds:** 10

**Baths:** 9.0

**Living Space:** 11,000 ft<sup>2</sup>

**Building Type:** Detached

**Year Built:** Estimated

**Land Area:** 55,072 ft<sup>2</sup>

**Class:** Residential

## Features and Amenities

### Condition

Remodelled  
Well Maintained

### Outdoor Features

Beach

### Air Conditioning

Air Conditioning

**Beach Access**

Beach Access

**Yard / Landscaping**

Large Yard

**Near By**

School(s)  
 Shopping  
 Golf Course  
 Town  
 Fitness Center  
 Tennis Courts  
 Agricultural Activities  
 Church  
 Elementary School  
 High School  
 Hospital  
 Park - Green Area  
 University  
 Commercial Activities  
 Highway  
 Industrial Activities  
 Public Transportation  
 Recreational Activities  
 Community Centre  
 Airport  
 Other  
 Restaurants  
 Marina

**Swimming Pool**

On-Site Pool

**Distinctive Features**

Luxurious

**Location Features**

Quiet Area  
 Water front

**Floors**

Hardwood  
 Ceramic Tiles

**Topography**

Sloped

**Remarks**

Not only one of Grenada's finest private Villas. It is ideally suited to be converted into a small, gated community. The main house could be split into two large semi-detached houses and an additional house could be added.

The tiny beach house could be rebuilt and increased in size.

Situated seaside on a private garden estate, L'Anse Aux Epines House & Gardens features two luxury holiday vacation properties: the Main House with seven en suite bedrooms and The Sugar Mill Tower with two en suite bedrooms. Total under roof, about 11,000 sq ft including terraces and Tiki huts. Built in 2007. Enjoy the idyllic seclusion of this luxury estate and its lush tropical gardens. Watch spectacular sunsets reflected in our grand, infinity-edge swimming pool. It features a deep-water dock and moorings that can accommodate your yacht, sailboat, or power boat.

Ideal as a second home or investment property. Rare investment opportunity to take advantage of the vacation rental market demand.