

Villa Beausoleil

Baie Ste. Anne / Praslin / Seychelles



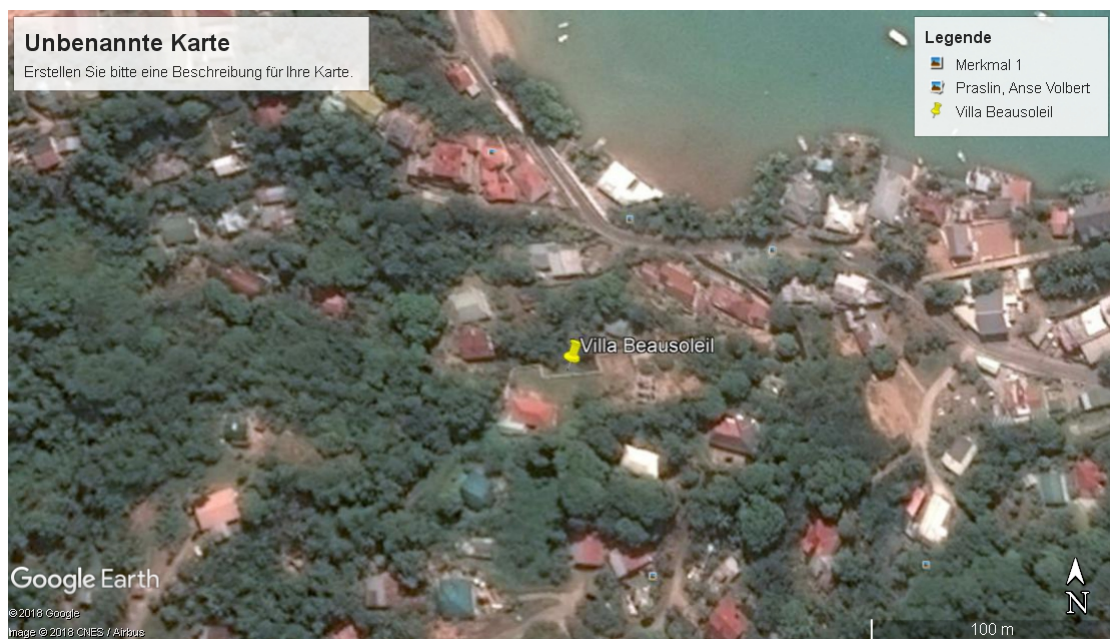
View towards Baie Ste. Anne town



Front retaining wall built on the south property border



Arial view from google earth





Distances by car:

- Air Port, 23 km or 30 Min
- Jetty, Ferries to La Digue and Mahé 1 km or 2 Min
- Baie Ste. Anne shopping 1 km or 2 Min
- Côte d'Or beach, Anse Volbert 5 km or 7 Min
- Anse Lazio 14 km or 20 Min



From Mahé, by plane in 15 Min / by Cat Cocos boat in 1 h to Praslin



South side view towards Cap Sami and Anse la Blague



East side with main gate towards harbor, île Ronde and La Digue



Front of the house with car port



Est side and back of the house with laundry & storage room



Dining



American kitchen



Livingroom



Corridor from living to bedroom



Bathroom



Bedroom



Laundry, water tank & store room



A wide-angle photograph of a tropical beach. The foreground is dominated by a vast, white sandy beach that curves gently towards the right. To the left, the turquoise ocean meets the shore with soft, white foam. In the distance, a small boat is visible on the water. The horizon is marked by a range of dark, forested hills under a bright blue sky filled with fluffy white clouds. On the right side of the frame, a dense line of lush green tropical trees and bushes borders the beach.

An aerial photograph of a tropical coastline. A narrow, crescent-shaped white sand beach is nestled between a dense, lush green forest and the ocean. The water is a vibrant turquoise color, transitioning to a deeper blue further out. In the foreground, a rocky shoreline with large, light-colored boulders meets the water, with small waves breaking against them. The forest is thick with various types of trees, including palm trees, and extends to the top of the frame. The overall scene is bright and sunny, with high contrast between the white sand and the deep blue water.



Technical details of the property:

Construction year: 1979 – 1989

Dwelling house on a very solid granite foundation and patricianly granite walls

3 Bed rooms, 1 bathroom, 1 separate toilet, American style kitchen with dining & bar, 1 living room, 1 small front terrace, separate building with laundry, store and car port.

All sliding windows & doors are secured with iron bars. All windows have mosquito screening

The new access road on the east side was built in 2016 and is confirmed by notary.

2005: New kitchen cabinets from "Calis di Pape", local hard wood

2007: A/C in all rooms including living room with the exception of one small bed room.

2009 - 2011: Retaining walls construction

2011: Garden extension of additional 650 m² (1st level 100 m²)

2011: Retaining wall back of the house

2012: Laundry, store & car port construction

The entire house has tiled floors.

Corrugated roof, redone in 2010

3 phase electric installation

5000 liters water storage tank with pressure pump

Hot water geezer system outside

Property measurements:

Property size: 1'628 square meters

Parcel: PR624 (Rhomboid shape)

Lengths: ca 56 m

Widths: ca 29 m

House in square meters:

Outside house measurement: 14,5m x 7,5m = 108 m²

Laundry, store & car port separate

Additional information:

The house fully furnished:

1 Master bedroom with king size bed, built-in wall cabinets

2 Bedrooms (1 with queen size bed, 1 with 2 single beds) with built-in wall cabinets

Bathroom with big rain shower and double sinks.

American kitchen with gas cooker, stove, single sink (hot/cold) refrigerator, wall cabinets

Dining area for 6 persons / American bar

Living room with wall TV unit and sitting corner, writing desk.

Covered terrace overlooking Bay Ste. Anne

1 Separate store building with tiled laundry (washing machine & dryer, washbasin), material store and car port for 2 small cars. Outside fish cleaning area with sink.

Gardens:

Approximately 1200 m2 of usable flat grounds (additional 2 small bungalows?)
The entire gardens are well maintained and taken care off. Mango-, Avocado-, Banana-, Coeur de boeuf trees.

Approved projects since July 2011:

- Second floor and 2 additional rooms built on top of existing house walls
- Verandah all around the front and south side of the house



Possible future projects:

- Infinity type swimming pool?
- 2 single standing creole style guest bungalows?

