

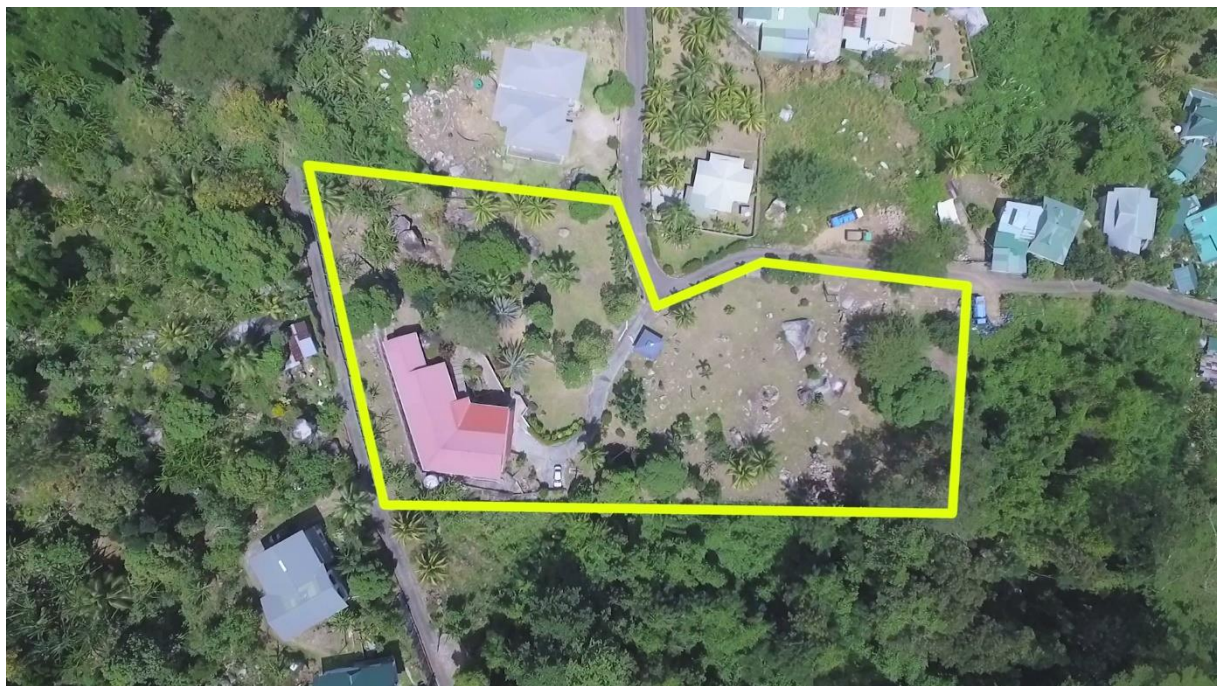
Residence Fleur de l'île

Mare Anglaise / Beau Vallon / Mahé / Seychelles



Distances by car:

- Air Port 23km approximately 30 Min
- Victoria Town 7 km approximately 15 Min
- Beau Vallon grocery stores 5 Min
- Beau Vallon Beach Parking, Dive Club & different Restaurants 3 Min



Situated at Mare Anglaise above famous Beau Vallon Beach (7'537 square meters)





Stunning Beau Vallon beach a mere 2 Min drive or 10 Min walk away from home!



Sunset over Beau Vallon bay from the 75 square meters L shape terrace





Dining - kitchen



Living room



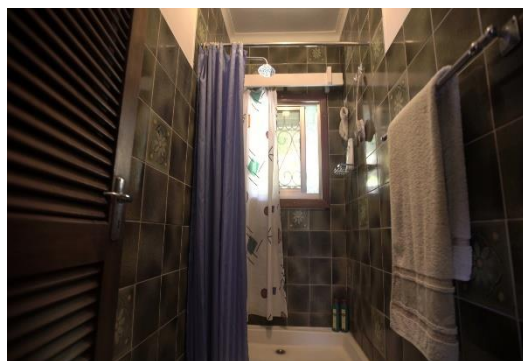
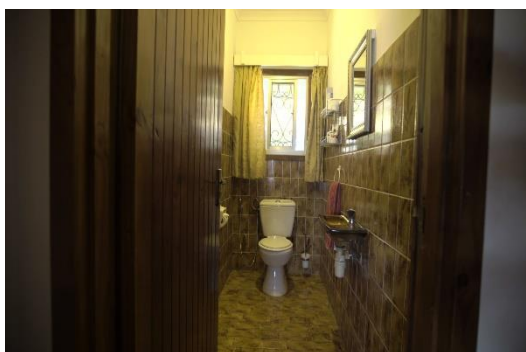
Dining room with American bar towards the kitchen



Master bed – and bathroom



Guest toilet & shower



Studio on the 1st floor, with kitchenette and separate bathroom with toilet & shower



Technical details:

Plan approval in 1974, construction in 1975

Ground floor double garage & work shop built from live granite stones (wall diameter 100 cm)

Second floor, studio-suite as well built from live granite stones.

Main house is built as a mix from granite stones (living, kitchen and stores) and bricks all foundation works are made from solid granite stone.

Various upgrading's and renovation works over the time.

2004: All rooms, bathrooms, terrace & kitchen newly tiled. New kitchen cabinets all round from "Calis di Pape" wood, a very expensive hard to find local hard wood.

2004: new roof including a roof extension over the existing terrace.

2005: New kitchen stove, A/C for living & dining room.

2005: Construction of a security house next to the entrance gate

2008: A/C for studio

2009: 2 new refrigerators.

2012: Double garage & studio-suite tiled.

2012: New curtains and sheers in the entire house, 12 "Italian chairs" new upholstery with Moroccan fabrics.

2012: Master bedroom: new king size bed with mattress, new bed side tables.

2016: General renovation works all around and inside, fixing and painting. All furniture restored.

2016: New roof sheeting over terrace. New front fascia board

2016: New rain gutter behind the house. New blinds on terrace.

2016: New fire extinguisher, AC's overhauled, new kitchen chandelier, top lights over bar & stove.

2016: All new electricity lines, switches and plugs. New air extractor kitchen. New toilets & bidets.

2017: 2 new hot water geezers

2018: New waste water line and concrete flooring behind the house

Property measurements:

Property size: 7'537 sqm

Lengths: 128 m

Widths at top: 68 m

Widths at bottom: 60 m

Widths extra at Gate 8 m

Lengths at bottom to gate: 73 m

Lengths from gate to top: 55 m

Total lengths of wire fence around the property 324 m

Total lengths of granite stone wall on top of property 68 m

House in square meters:

Main level:

Main apartment excluding terrace 202 m²

Back lengths (east side) of the house 25 m

Terrace towards sunset, 75 m² fully covered & new local sun-blinds

1st Floor:

Studio-suite / Office 12,30 m x 6,50 m = 80 m2 including kitchenette & bathroom

Ground floor:

Double garage lockable with iron gate, 6,30 m x 4,90 m = 30 m2

Workshop / Store, 6,30 x 4,90 m = 30 m2

Additional information:

The entire property is fenced with, at the back side solid granite stone wall 2,4 meters high and all around with a wire mesh fence of 2 meters height's

All windows (sliding) and doors have strong built in & decorative iron burglar bars as well as mosquito netting.

Emergency exit/escape at the master bedroom window opening from the inside only

Pilgrim's alarm system and guard house at property entrance.

Security door locks, backdoors are reinforced with metal plates.

3 phase electric installation totally renewed & rewired in October 2016.

3 bed - and all living rooms with A/C (split unit).

5000-liters water storage tank with pressure pump.

Hot water geezer system placed on the outside.

Main house fully furnished:

1 Master bedroom with full size bathroom with sunken bathtub/shower, bidet and toilet

3 Bedrooms (2 with queen size, 1 with single bed)

1 Separate shower room

1 Full size bathroom with bathtub/shower, bidet and toilet

1 Guest toilet (private area can be locked during events)

1 Full size American kitchen gas/electro cooker and stove, one extra stove refrigerator and dry store. Fish cleaning area with double sink in the open air outside kitchen

1 Pantry/Store

1 Pantry with washing machine, double deep pantry washbasin

1 Dining salon with American bar opens towards the kitchen

1 Living room, veranda doors opening onto the terrace

1 Big covered terrace including stunning daily sunset!

The floors in the entire house are tiled or have a "Parquets" wooden floors as in the dining and living rooms.

Studio A/C fully furnished 80 square meter & kitchen and bathroom:

Separate entrance

1 Big living-sleeping room with 3 big arched tinted front-windows

1 Bathroom with shower and toilet

1 Kitchen with electro cooker and refrigerator

Garage:

Suitable for two cars, tiled and lockable

Water & electricity (3 phases)

Adjoined work shop & store room

Security:

Security gate house with ceiling fan,
Separate toilet

Gardens:

The entire gardens are well maintained and taken care off. Many different indigenous trees & bushes which are fully grown.

Self-supply of any kind of fruits from different types of mangoes, coeur de beuf, lime, corosol, papayas, different types of bananas, fruit citère, guava, red & green coconuts, pineapple, cinnamon, hibiscus, tamarind.....