



BALACLAVA - High-end villa - 3 bedrooms

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SELLING PRICE : €635,000

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Grand Baie 30501



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Ruisseau Créole, BG 09 MU  
Rivière Noire, 90625

Les Allées d'Helvétia  
Moka, 80840 Maurice

London Way, Coastal Road  
Mahebourg , 50815 Maurice

## DESCRIPTION

BARNES offers you this sublime villa of high standing, 3 bedrooms en suite, located in a peaceful and secure residence bordered by a lake and a park of 90 hectares. This domain is located at 15min from Grand Bay and Port Louis.

Spacious with a warm decor, the villa has a living room with high ceilings including a living room opening onto the outside and a bright dining room, an American style kitchen, a laundry room, a back kitchen in a patio open onto the back garden. A carport can shelter up to three vehicles. Ideal for family moments, the outdoor gazebo near the slate pool is an invitation to dinner with friends.

Access to the residence's common pool, gym, tennis courts, petanque. Restaurant in the process of opening. Obtaining the resident permit for the purchase of this property.

# FEATURES

Type de bien:	House	Surface:	222.8 m <sup>2</sup>	Terrain:	430.0 m <sup>2</sup>
Charges:	€650.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 rooms
NB de chambres:	3 bedrooms	Honoraire à la charge:	from the seller		

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