



BEL OMBRE - Exceptional villa - 4 bedrooms

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SELLING PRICE : €1,500,000

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SOLE AGENCY

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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

This single-storey residence, situated above a private 18-hole golf course within the prestigious Villas Valriche IRS Golf and Lifestyle Estate, offers breathtaking views of a tropical garden, open space, the golf course and the sea in the distance.

Its privileged location guarantees total privacy, with no immediate neighbors and a good distance between the other residences.

Designed in a U-shape, it surrounds a 40m<sup>2</sup> slate-tiled concrete swimming pool with two outdoor showers. The outdoor setting also includes a gazebo kiosk, covered terraces, pool area, bar and barbecue area.

Inside, a spacious fitted kitchen with central island and scullery leads directly to the dining room. It opens onto a TV lounge and living area, separated by plantation shutters, which when opened, enlarge the reception area. The TV lounge also has a covered terrace overlooking a secluded garden, with direct access to one of the bedrooms.

The living room, with its fireplace, high ceilings and exposed beams, is distinguished by its warm, welcoming character.

The four bedrooms, all with en suite bathrooms, offer comfort and privacy. The master bedroom also benefits from a separate dressing room.

# FEATURES

Type de bien:	House	Surface:	400.0 m <sup>2</sup>	Terrain:	1766.0 m <sup>2</sup>
Charges:	€20,000.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 rooms
NB de chambres:	4 bedrooms	Honoraire à la charge:	-		

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