



PETITE ETOILE - Agricultural land - 42.5 acres

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SELLING PRICE : €972,361

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EMAIL : MAURITIUS@BARNES-INTERNATIONAL.COM

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B45 Royal Road  
Grand Baie 30501



PHONE : +230 263 3069  
mauritiusbarnesinternational.com

Ruisseau Créole, BG 09 MU  
Rivière Noire, 90625

Les Allées d'Helvétia  
Moka, 80840 Maurice

London Way, Coastal Road  
Mahebourg , 50815 Maurice

## DESCRIPTION

This magnificent property is located in the eastern part of the island, divided into 5 plots totaling 178,730 m<sup>2</sup>.

The house with a surface area of over 100 m<sup>2</sup> has 3 bedrooms with bathroom, an office, a blind, a large living room of 50 m<sup>2</sup>, a large open-plan kitchen and 2 terraces. The house dates from 2016 and has just been renovated. It is self-sufficient in energy with 10 photovoltaic panels and an installation dating from October 2022. Rainwater is collected and filtered, and water from the stream completes the supply when needed.

Part of the land is wooded with abundant flora and fauna, and the other part around the house is surrounded by numerous fruit trees and many other species of tree: over 150 coconut palms, numerous citrus and guava trees, jackfruit trees, breadfruit trees, neem trees, cocoa trees, cane trees, various banana plantations, avocado trees, a field of palm trees and many other plantations.

The land has been free of pesticides/herbicides and chemical fertilizers for over 12 years. There are views of the sea and surrounding mountains.

The site and environment are ideal for a permaculture, agroforestry and ecotourism project (development permit obtained in the past). The area is also well suited to cocoa and coffee plantations. A livestock farm may also be considered.

Total area:

178,730 m<sup>2</sup> + 5,656 m<sup>2</sup> on the other side of the river divided into 5 lots:

Lot 1: 27,522 m<sup>2</sup>

Lot 2: 41,550 m<sup>2</sup>

Lot 3: 41,550 m<sup>2</sup>

Lot 4: 65,452 m<sup>2</sup>

Lot 5: 5,656 m<sup>2</sup>

# FEATURES

Type de bien:	Type of property	Surface:	42.5 m <sup>2</sup>	Terrain:	42.7 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	4 rooms
NB de chambres:	3 bedrooms	Honoraire à la charge:	from the seller		

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