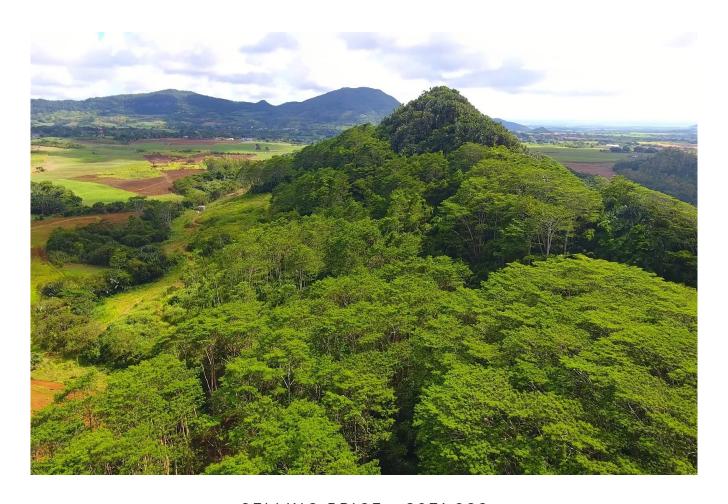


99

PETITE ETOILE - Agricultural land - 42.5 acres



SELLING PRICE : €971,233

EMAIL: MAURITIUS@BARNES-INTERNATIONAL.COM

B45 Royal Road Grand Baie 30501



PHONE: +230 263 3069

mauritius@barnes-international.com

Mauritius

DESCRIPTION

This magnificent property is located in the eastern part of the island, divided into 5 plots totaling

178,730 m².

The house with a surface area of over 100 m² has 3 bedrooms with bathroom, an office, a blind, a

large living room of 50 m², 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:

 $178,730 \text{ m}^2 + 5,656 \text{ m}^2$ on the other side of the river divided into 5 lots:

Lot 1: 27,522 m²

Lot 2: 41,550 m²

Lot 3: 41,550 m²

Lot 4: 65,452 m²

Lot 5: 5,656 m²

FEATURES

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

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BARNES

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