



BLACK RIVER - Prestigious villa on the waterfront - 6 bedrooms

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SELLING PRICE : €3,300,000

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Ruisseau Créole, BG 09 MU  
Rivière Noire, 90625

Les Allées d'Helvétia  
Moka, 80840 Maurice

London Way, Coastal Road  
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## DESCRIPTION

This stately villa located in La Balise Marina, the only residential marina of the island, is built on a freehold land of 1 200 m<sup>2</sup> and bordering the waterfront.

The villa is designed in accordance with international standards and supplied with furnishings. With a surface area of 545 m<sup>2</sup>, it consists of 5 en-suite bedrooms, a spacious living and dining area and large open yet private office space.

A terrace, two verandas and a swimming pool in a well established garden complete the setting. Practical and functional are the double garage, a scullery, lots of storage space, a gym area and a small 6th en-suite bedroom for a home domestic.

In addition to offering a beautiful living environment and state-of-the-art furniture/equipment, the property gives way to a Mauritian residence permit. 12 meter mooring and boat garage are available per request.

# FEATURES

Type de bien:	House	Surface:	545.0 m <sup>2</sup>	Terrain:	1200.0 m <sup>2</sup>
Charges:	€365.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 rooms
NB de chambres:	6 bedrooms	Honoraire à la charge:	from the seller		

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