



TAMARIN - Prestigious Villa - 6 Bedrooms

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SELLING PRICE : €2,120,852

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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

On a 3 530 m2 plot, this villa of 800 m2 boasts exquisite taste and is situated on a ravine of Tamarina Golf Estate, on the West Coast of Mauritius, with fantastic mountain views.

The owner has kept the villa in perfect condition and has built new additions with state-of-the art furnishings: a 118 m2 pavilion, a 50 m2 family room, a 29 m2 breakfast patio, a 33 m2 laundry room, an extra garage of 45 m2 and a 23 m2 staff area with bedroom and full bathroom.

The main house offers 4 specious en-suite bedrooms (each with a walk-in closet), a main lounge and dining area, a second lounge with patios, an under-roof patio and dining area.

Practicality and functionality are not lacking matters with regards to the main unit of this property: a kitchen, a scullery, laundry rooms, a lock up garage for 4 cars with an additional workshop area, a large covered carport for 4 cars and a facilities area with a new diesel generator as well as fresh and irrigation water plants.

Separate and independent from the main house, the pavilion adds a whole other sophisticated layer to the property. It comprises a large lounge, dining area and a full kitchen with outside covered patio, as well as 2 en-suite bedrooms, of which the master bedroom has private access to a patio. A carport and separate entrance from the road are exclusively available to this guest house.

The picturesque garden has a full automated irrigation system and has been professionally landscaped with 5 different zones including ponds, art corners, terraces and relaxation areas.

With a Mauritian residence permit upon acquisition, this property is also sold fully furnished, apart from certain personal items, with garden equipment and two golf carts included (one brand new and the other in very good condition).

# FEATURES

Type de bien:	House	Surface:	800.0 m <sup>2</sup>	Terrain:	3530.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	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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