



**CENTURY 21.**  
Grenada Grenadines

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CENTURY 21 Grenada Grenadines Real Estate, Excel Plaza, St.George, Grenada West Indies

## Villa Lance Aux Epines - Beachfront Property With Dock

Lance aux Epines (St.George) 📍 Grenada

**MLS# 1138085**

Single Family Homes

**3,900,000**



**District/Area:** Lance aux Epines (St.George)

**Region/Country:** Grenada

**Prop.Type:** Single Family Homes

**Prop.View:** Beach Front

**Beds:** 10

**Baths:** 9.0

**Living Space:** 11,000 ft<sup>2</sup>

**Building Type:** Detached

**Year Built:** Estimated

**Land Area:** 55,072 ft<sup>2</sup>

**Class:** Residential

### Features and Amenities

#### Condition

Remodelled  
Well Maintained

#### Outdoor Features

Beach

#### Air Conditioning

Air Conditioning

<b>Beach Access</b>	<b>Yard / Landscaping</b>	<b>Near By</b>
Beach Access	Large Yard	School(s) Shopping Golf Course Town Fitness Center Tennis Courts Agricultural Activities Church Elementary School High School Hospital Park - Green Area University Commercial Activities Highway Industrial Activities Public Transportation Recreational Activities Community Centre Airport Other Restaurants Marina
<b>Swimming Pool</b>	<b>Distinctive Features</b>	<b>Location Features</b>
On-Site Pool	Luxurious	Quiet Area Water front
<b>Floors</b>	<b>Topography</b>	
Hardwood Ceramic Tiles	Sloped	

Remarks
<p>Not only one of Grenada's finest private Villas. It is ideally suited to be converted into a small, gated community The main house could be split into two large semi-detached houses and an additional house could be added.</p> <p>The tiny beach house could be rebuilt and increased in size.</p> <p>Situated seaside on a private garden estate, L'Anse Aux Epines House &amp; Gardens features two luxury holiday vacation properties: the Main House with seven en suite bedrooms and The Sugar Mill Tower with two en suite bedrooms. Total under roof, about 11,000 sq ft including terraces and Tiki huts. Built in 2007. Enjoy the Idyllic seclusion of this luxury estate and its lush tropical gardens. Watch spectacular sunsets reflected in our grand, infinity-edge swimming pool. It features a deep-water dock and moorings that can accommodate your yacht, sailboat, or power boat.</p> <p>Ideal as a second home or investment property. Rare investment opportunity to take advantage of the vacation rental market demand.</p>