

**DETACHED 4 BEDROOM HOUSE,  
ON 41,735 SQ FT OF LAND,  
FONT COCOA, SOUFRIERE  
ST LUCIA, WEST INDIES**



**Substantial, 4 bedrooms, 3 bathroom property in a sought after residential area of  
Font Cocoa, Soufriere located in the South of St Lucia.  
Guide price EC\$1,200,000 or US\$444,444**

## Property

### Description

**Introduction** – Nestled in a quiet cul de sac just outside the town of Soufriere, being only 5 minute drive away and 10 minute drive from Anse Chastanet Beach, this well presented family home consists of 3 double bedrooms, 2 bathrooms and an adjoining 1 bedroom self-contained apartment. It sits on 41,735sqft of flat land that is lush with fruit trees and plants. The property is hidden away from the busy Soufriere community down a private residential road and looks out on a view of the Rain Forest. The property has CCTV system.



**The Land** – the total plot area extends to 41,735sqft and is registered as parcel numbers 0231B316+317 on the Land Registry of St Lucia. The location is good, accessed from an estate roadway (a no through road), in a desirable, quiet location. To the rear of property is a large covered patio area leading to a swimming pool and pool deck and an adjacent building containing toilet, shower cubicle and large storeroom. The back yard can be accessed via the kitchen, sitting room or master bedroom. The land is fully secure with stone wall forming one entire side and continuing across the back and other side with fencing, (1/3 of the land).

**The House** - The house is well laid out with all bedrooms located on the left side and rest of the accommodation is easily accessible from the main entrance, to the right. A Large balcony to the front and concrete paved front area, fully secured with brick wall and gates. There is an attached 1 bedroom self-contained apartment which can be used as part of the main house or rental for additional income.



**Accommodation:** - (All measurements are in feet and are approximate)

### MAIN HOUSE

**Living room** (19'-9"x12'-6") – large airy room that can be accessed balcony and foyer.

**Dining Room** (12'-6"x11'-0") – this area can be accessed via kitchen or living room.

**Kitchen** (14'-0"x12'-0") - the kitchen is fully equipped and has built-in wooden fronted cupboards (upper and lower level), with fomiker work surface, and double stainless steel sink, island in the center of the kitchen.

**Utility room** (8'-3"x7'-0") – can be access from the kitchen or the back covered patio and plumbing for washing machine.

**TV/Family Room** (15'-6"x11'-6") – with ceiling fan and accessed from foyer.

**Master Bedroom 1** (16'-0" x 15'-") - with ceiling fan, heavy floor carpet, door to back patio and back yard.

**En-suite Bathroom** (9'-2" x 8'-4") with built in cupboards, floor tiles, shower, face basin and cupboard, tub and WC.

**Bedroom 2** (15'-0" x 11'-10") – heavy carpet floor, large windows for fresh air and natural sunlight.





**Bedroom 3** (12' x 12') heavy carpet floor, ceiling fan, large window.

**Bathroom 2** (9'-2" x 6'-10") – with shower, face basin and WC.

**Garage** (28'-0"x12'-0")



### ONE BEDROOM APARTMENT

**Living/Kitchen** – An open plan living/kitchen area is accessed through a separate external door to the rear of the house. Ceramic floor tiles and built in cupboards within the kitchen area.

**Bedroom** – Built in wardrobe and ceramic floor tiles.

**Bathroom** – Walk in shower, face basin and WC.



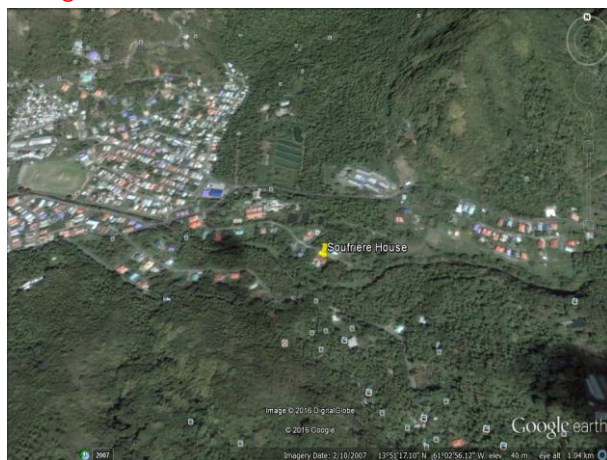
**Out House** (16'-0"x16'-0") – building consist of toilet, shower cubicle and large storeroom.



**LOCATION** – this property is located on Font Cocoa in a quiet residential area of Soufriere just minutes away from Soufriere town center, within easy reach of local facilities, amenities and lovely beach.

**Services** - Mains water and electricity. Drainage is to a septic tank. The property also benefits from a 400 gallons water tank and pumped system from mains. Solar water heater.

### Google View



**Viewing** - strictly and only by appointment through sole agents Brown & Co's Caribbean office.

Tel 001 758 584 7133/001 758 584 7133

Postal Address – PO Box CP5919, Castries, St Lucia, West Indies

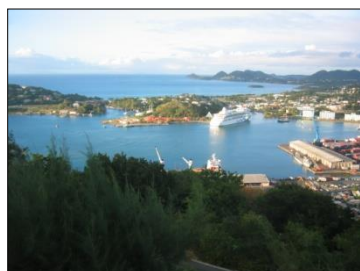
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**St Lucia – Background Information**

St Lucia is 27 miles long and 14 miles wide, lying at 13° 54' north of the equator and 60° 50' west. One of the Windward Islands, it is located in the middle of the



Eastern Caribbean chain of islands and is 21 miles south of Martinique and 90 miles north west of Barbados.

The island has a population of 170,000 and

approximately 48,000 households, of which some 40% are located within the capital Castries and Castries district. The island was at the centre of the colonial struggle between the French and the British in the 18<sup>th</sup> Century, changing hands 14 times, before finally being ceded to the British in 1814. Independence was granted in 1979 and since then, St Lucia has been a stable democracy within the British Commonwealth.

The capital Castries (in the North of the Island), surrounds an attractive harbour which cruise ships regularly visit. St Lucia has two airports; regional flights using Vigie, Castries in the north (with connections to and from the new Barbados hub and other islands) and Hewanorra International Airport located in Vieux Fort in the south, approximately 1 hour from the capital (by road) which receives regularly international flights from the UK and USA (including BA, Virgin, BWIA and BMI).

St Lucia's most famous landmark is the spectacular

twin mountain view of 'The Pitons, a new World Heritage Site added to the UNESCO List in 2004. Also at Soufriere are the Diamond Falls and the unique



Mineral Baths, built in the ruins of the 18th century structure of the Diamond Estate with hot, thermal fed bubbling pools close to the sulphur springs and the "drive in" volcano. The island boasts both beautiful sandy beaches, unspoilt rainforest and a similar diversity of activities and entertainment from International cricket to the Jazz festival and Carnival to golf!

To the north of the island is Rodney Bay Marina, an attractive modern yacht marina, fringed by the yachting facilities and the main tourism development area. Up market private villas, restaurants, golfing and associated hotel / resort facilities, spas, etc, are all available in St Lucia which has a mature tourism industry and established foreign property ownership.

The climate is tropical, mild temperatures all year round, with an average of 27°C, being moderately

hotter in the summer. June to October is the rainy season when occasional showers are more frequent.

Local currency is the Eastern Caribbean Dollar (EC\$) which is pegged to the US dollar at \$2.67. English is the official language of St Lucia with a French-based Creole Patois being commonly spoken by locals.

There are major International tourism development projects planned to take place in the South of St Lucia which, together with hosting major matches of the Cricket World Cup in early 2007 (including hosting the England team), have influenced the demand and value for rental and freehold property in the recent past and may continue to do so over next few years.

**Property Ownership in St Lucia**

St Lucia has a Land Registry system (introduced in the mid 1980's) and all land parcels and as a result, all distinct associated freehold property ownerships carry a unique land parcel title identifier number. Mapping of new subdivisions of land and allocation of new parcel numbers is maintained by the Lands and Surveys Department.

Foreign property ownership in St Lucia is well established. As with many overseas jurisdictions, alien landholding licenses are necessary for non St Lucian nationals; once granted they are permanent and do not require renewal, but are granted for a specific property and are not transferable. Application and granting of an alien land holding license can take up to 3 months and is normally handled by the buyers' lawyer during the early stages of the purchase process. The Development Control Authority (DCA) is responsible for regulating and controlling the orderly development of land and property in St Lucia.

Under current legislation, a stamp duty of 2% applies on purchases of land and property. Though there is no Capital gains tax, a vendors' tax of 5% on nationals and 10% on non nationals is applied on all property sales. Property taxes are currently applied on annual rental value and are relatively benign at 5% of a 1990 base rental value.

St Lucia has a relatively new, but well regulated off shore financial services sector, which for some qualifying businesses, offers the opportunity of an "international business company" (IBC) registration with advantageous tax rates and favorable administrative procedures.