

BRIGAND HILL
Anse La Raye, St Lucia,
US\$1,200,000



Luxury 5 bedroom villa with pool, nestled in 5 acres [stms] of secluded tropical gardens (a further adjoining 9.71 acres [stms] available) on the West Coast of St Lucia just south of Marigot Bay. Close to the sea, this retreat of choice, with established short term rental income from a discerning clientele offers potential as a business, an investment, or as a home within a tropical private estate. Being sold fully furnished as a going concern; with an additional 9.71 acres available at US\$200,000

Property

INTRODUCTION AND DESCRIPTION

Brigand Hill is a unique and spectacular villa, set in 5 acres of secluded private grounds, with views to the Caribbean sea and the lush tropical woodlands of St Lucia's central mountains of the former Anse Galet Estate. Situated just 4 miles south of Marigot Bay on the West coast (Caribbean side) of St Lucia, Brigand Hill is just a few minutes south of the fishing village of Anse La Raye, but offers privacy and seclusion for those wanting a unique location to unwind. Built by the late Wayne Brown of St Lucia, it boasts open space, timber floors, verandas, decking and jalousie louvered windows, allowing relaxation and tranquillity in an amazing environment – complete privacy.



The property has 5 bedrooms and 4 bathrooms (plus additional staff accommodation) and generous living/dining/kitchen areas opening completely to the pool. Brigand Hill has an impressive short term rental following created by the existing US owners who have established the property as a destination of choice for a discerning clientele, seeking privacy, relaxation and a vacation like no other. The property offers scope to continue to build further revenue through short term rental; as a unique home in a private and quiet location of St Lucia; further expansion within the private grounds, perhaps to a boutique hotel; or the creation of a private estate within the adjoining land available (14.71 acres in total). The property is being sold as going concern, within the company Brigand Hill Ltd, fully furnished and equipped, together with bookings and the existing Brigand Hill web site (www.brigandhill.com).

Location and Access

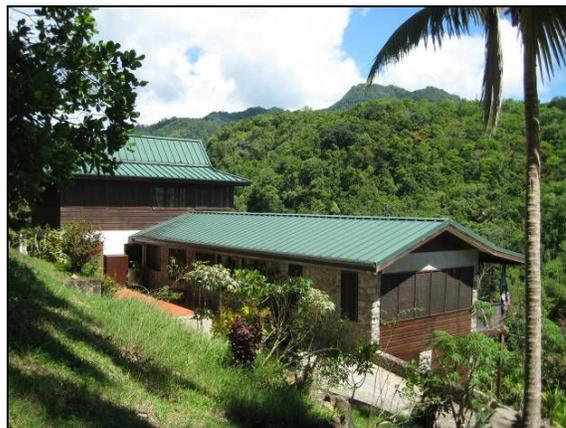
The house is accessed via a private drive way from the west coast road, just south of Anse La Raye. The property is approx 25 minutes by car south of

Castries, and 30 minutes north of Soufriere; midway between these two centers of activity.



The Business - "Brigand Hill".

The property has enjoyed circa up to 60% occupancy in the past. The owner points out that the maximum gross income achieved of circa US\$75,000 per annum includes 8-10 weeks annually that are donated for auction for charitable causes each year, and of course the owners own use. The existing owners employ two staff (housekeeper and gardener) and a third at peak times. The housekeeper provides both housekeeping and catering for guests at the villa when required, with a combination of home grown fruit and vegetables and local cuisine. A quick look at the guest's comments book is testament to the quality of the property and the staff.



The Villa - has been finished and furnished to a high standard and was completed in 2003. Each bathroom features an elaborate mosaic of St Lucia's wildlife. All equipment (house, laundry and garden, etc), soft and hard furnishings, linen, utensils, etc., are all included with the property so as to provide a "turn key" solution for any purchaser, whether to be run as the existing short term rental villa business, or as a 2nd home. A detailed inventory will be made available to serious enquiries.

Main House - 3 bedrooms, 3 bathrooms, main living area, kitchen and entrance hall (All measurements [ft] are approximate and for guidance only). Entrance - The front door and main entrance / hall provide access from the drive way and parking area (space for 3 vehicles) to the living accommodation.



Living /kitchen Area - An open plan living area opens through hard wood louvered, fully retracting French doors to the covered dining area that looks out to a mountain view over the pool (front cover). Louvered doors also open to the south facing veranda and as with all windows and doors, fine netting is used in place of glass so that breeze and shade maintain a cool atmosphere indoors without un-invited winged guests! Fully equipped kitchen with tiled work surfaces, upper and lower storage cupboards, gas hob / oven, fridge, etc.



Master Bedroom and Ensuite Bathroom - A timber staircase to the first floor leads to a landing area with extensive timber wardrobes and the master bedroom with en-suite bathroom where, as with all the bathrooms, decorative hand painted tiles depict local wildlife. The bathroom provides a wc, shower and fitted hand basin. Ceiling fans are fitted throughout the bedrooms.

Bedrooms 2 & 3 - Both bedrooms (one twin, one double) are provided with built in wardrobes and

open to the south facing veranda running the length of the property, from the pool deck past the living area to bedrooms 2 and 3. Each has a separate en-suite bathroom with walk in shower, lavatory and fitted hand basin.

Laundry and Store - The property has an equipped laundry and room storage room.

The Cabana (Bedrooms 4 & 5) - Further guest accommodation is provided in two bedrooms and a shared en-suite bathroom in the "cabana" on the far side of the pool. Both bedrooms open to the patio area and the Mountain View. The bathroom again boasts hand painted decorative wildlife within the walk in shower and a w.c. and fitted hand basin.



Land and Grounds - The garden provides a lawn area, mature tropical fruit trees, including citrus, mango, star fruit, papaya and a vegetable garden. The property, garden and grounds extends to 2.02 ha's (5 acres stms) and is completely private (shaded pink on the plan attached). An adjoining additional 3.93 ha's (9.71 acres stms) of land (shown blue on the attached plan) is also available and extends up to the headland providing potential for further built development (subject to planning) with independent access and elevated sweeping views of the Caribbean sea. A potential total area of 14.71 acres.

Tenure: The property is to be sold freehold, with vacant possession and within the local St Lucia company ownership, "Brigand Hill Ltd".

Services - Water is supplied from a private well and in addition, the property benefits from significant water storage tanks and rain water harvesting. Hot water is plumbed to all bathrooms from a solar heating system. Drainage is to a septic tank. Electricity is supplied by LUCELEC

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

Tel 001 758 584 7133 / 001 758 716 7133

Location and Land Parcel Plan



Village of Anse La Raye

Anse Galet Beach



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