



## Superb 2 Bedroom House for Sale in Trou aux biche



### Στοιχεία μεσίτη

|                   |   |
|-------------------|---|
| Όνομα:            | Niall Madden  |
| Όνομα εταιρείας:  | Esales Property Limited   |
| Χώρα:             | United Kingdom  |
| Experience since: | 2002  |
| Τύπος υπηρεσίας:  | Selling a Property  |
| Specialties:      | Property Type: Apartments   |
| Τηλέφωνο:         | Languages: English  |
| Site:             | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Στοιχεία καταχώρησης

|              |                |
|--------------|----------------|
| Ακίνητο για: | Πώληση         |
| Τιμή:        | USD 219,673.73 |

### Τοποθεσία

|               |   |
|---------------|---|
| Χώρα:         | Mauritius   |
| Διεύθυνση:    | Bougainvillier Avenue Trou aux biche Road<br>Mauritius      |
| Δημοσιεύθηκε: | 28/07/2023  |
| Περιγραφή:    | Superb 2 Bedroom House for Sale in Trou aux biche Mauritius |

Esales Property ID: es5553237

### Property Location

Bougainvillier Avenue  
Trou aux biche Road  
Mauritius

Price is 10 millipn Rupees

### Property Details

Thanks to its warm climate, stunning Indian Ocean coastlines, low living costs and welcoming atmosphere, Mauritius continues to be one of the most desirable places across the world to be at any time.



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On offer here a fantastic opportunity to make a smart investment into this mesmerising part of the world with this excellent property.

Situated in a quiet street close to restaurants, bars, shops, sports, tourist guiding and other amenities, this property is 8 minutes walk to the beach. This property is finished to the highest of standards and has a private pool.

2 bedrooms 12×12 ft  
One living room 400 square foot  
1 kitchen 12×12 ft  
Toilet 11x11ft  
1 smaller toilet  
Swimming pool 28x14ft  
2 water tanks  
water pump  
One large front gate  
One small back gate  
1 store room  
Outdoor Stairs going to the roof  
6 security cameras  
The land is very secure  
7-10mins to the beach Trou-aux-biche  
Supermarket, restaurants, cafe and police station near by  
Land of 13 acres  
House size is approx.2800 Square ft

Not only is this a smart real estate investment but also a potential venture into the holiday rental market. Thanks to the emergence of direct rental sites such as Airbnb and booking.com, this market is going through a golden age right now and Mauritius is consistently one of the most popular locations in this context. This property is perfectly located for residents to take full advantage of the magnificent beaches and areas of outstanding natural beauty that make this island so iconic, but without being too far away from shops, medical assistance, restaurants and bars in the nearby town.

## About the Area

Mark Twain once wrote that 'Mauritius was made first and then heaven, heaven being copied after Mauritius'. For the most part, it's true: Mauritius is rightly famed for its sapphire waters, powder-white beaches and luxury resorts. But there's so much more attraction to Mauritius than the beach, and it's the kind of place that rewards even the smallest attempts at exploration. There's hiking in the forested and mountainous interior and world-class diving and snorkelling offshore. There are boat trips to near-perfect islets and excursions to botanical gardens and colonial plantation houses. Mauritius is a fabulous culinary destination with great wildlife watching thrown in. And the real Mauritius away from the beach resorts – a hot curry of different cultures and quiet fishing villages – is never far away.

Trou-aux-Biches is a small town with a public beach on the northern coast of Mauritius in the district of



Pamplemousses. According to the World Travel group, the beach is one of the most beautiful on the island. They awarded it the World's Leading Beach Destination at the World Travel Award for 2011.

Trou aux Biches is one of the most beautiful beaches in the north of the island, located between Mont Choisy and Pointe aux Piment this beautiful beach is famous among photographers for its setting and postcard sceneries. Trou aux Biches was elected several times as one of the most beautiful beaches in the African continent and often cited as one of the finest beaches in the world. Although Trou aux Biches is very popular among the locals, the beach is calm and not crowded during the week.

Trou aux Biches with its 3 kilometers of beach lined with coconut trees, white sand beach surrounded by crystal clear turquoise water is a haven for swimming. Far from major tourist circuits, ideal for a day at the beach to perfect your tan, Trou aux Biches is the perfect place for sea lovers. You'll find a host of water sports, restaurants and merchants of ice cream near the beach if you want something refreshing during the heat waves.

## Main Features

- 120m<sup>2</sup>
- 850m<sup>2</sup> land plot
- 2 Bedrooms
- 1 Bathroom
- Massive potential in the holiday rental market
- Stunning views
- Private Parking
- 45 minutes to the Airport
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of Mauritius
- Many excellent sports facilities, fishing, walking and cycling areas near by

Contact us today to buy or sell your property overseas in Mauritius.

## Κοινά

|                               |         |
|-------------------------------|---------|
| Κρεβατοκάμαρες:               | 2       |
| Μπάνια:                       | 1       |
| Τελειωμένα τετραγωνικά πόδια: | 150 τ.μ |

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Virtual tour URL: [https://www.youtube.com/embed/IUgG4-ts2IU?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-](https://www.youtube.com/embed/IUgG4-ts2IU?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-)



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