

Property Summary

Marina View Villa - Tranquil Island Living with Stunning Caribbean Views

Property Address / Area

Bonne Terre, Gros Islet, Saint Lucia

§ Price: US\$450,000

Size: Approx. 2,305 sq. ft. (House) | Lot: 21,000 sq. ft.

⇔ Bedrooms: 4 **⊜ Bathrooms**: 3.5

⅍ Built In: 2007

😈 Tranquil Residential Area

Overview

Marina View Villa is a charming 4-bedroom residence tucked into the peaceful hills of Bonne Terre. With captivating views of the Caribbean Sea, Rodney Bay Marina, and iconic Pigeon Island, this well-maintained home is perfectly situated for serene island living—just minutes from beaches, shopping, and restaurants. A self-contained studio apartment on the ground floor adds flexibility and income potential, making this a smart investment in one of St. Lucia's most desirable neighborhoods.

Key Features

Upper Level - Main Living & Master Suite

- Open-concept living, dining, and kitchen with high ceilings
- Granite countertops and modern appliances
- Half bathroom off the kitchen
- Master bedroom with ensuite bathroom and private balcony
- Breathtaking views over the marina and Pigeon Island

Additional Bedrooms

- Three additional bedrooms with natural ventilation and island décor
- One additional full bathroom
- A/C installed on lower level



Ground Floor - Guest Studio & Expansion Potential

- Self-contained 1-bedroom studio apartment with kitchen and bathroom
- Entertainment room or potential conversion into additional apartment
- Plumbing access for future plunge pool installation

Outdoor Living

- Expansive terraces perfect for outdoor dining and entertaining
- Dual-voltage (110/220v), solar water heater, and water tanks (1,800 gallons)
- Property fitted for generator
- Sold partially furnished

Security Features

- 8 external security cameras
- Full alarm system

Running Costs & Utilities

• P Electricity: EC\$340/month

Water: EC\$30/month

• @ Cable/Internet/Phone: EC\$130/month

¶ Security: EC\$100/month
№ Gardener: EC\$70/month
♠ Insurance: EC\$3,800/year

About Bonne Terre

Bonne Terre is a well-established and highly sought-after neighborhood located just five minutes from Rodney Bay and the Marina. Known for its peaceful setting, scenic hillside views, and convenient proximity to beaches, schools, and nightlife, it's an ideal location for both full-time residents and vacation home owners.



Photo Highlights







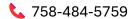
Interested in This Property or Similar Listings?

Contact us today to schedule a viewing or receive handpicked recommendations based on your preferences.



Sarah Danzie

St. Lucia Estates



sarah@stluciaestates.com