

# Luxury Boutique Le Bleu Estate For Sale

## British Overseas Territories, Leeward Islands, Anguilla, Little Harbour Bay

14,500,000 €

### QUICK SPEC

Year of Construction	2008
Bedrooms	11
Half Bathrooms	1
Full Bathrooms	11
Interior Surface approx	2,322 m2 - 25,000 Sq.Ft.
Exterior Surface approx	10,117 m2 - 108,900 Sq.Ft.
Parking	2
Property Type	Single Family Room

### TECHNICAL SPECIFICATIONS

A Truly Incredible Private Estate Located on the Quiet Waters of Little Harbour on the Island of Anguilla. Consisting of Eleven Suites, the Villa Has Two Private Swimming Pools, a Tennis Court and Pavilion, a Gym, a Cinema Room, and a Private Beach With Ocean Access and Is Set in 2.5 Acres of Beautiful Tropical Gardens. It Is the Ultimate in Luxury and Privacy. Included in the Villa Are a Team of Professional Staff; Chefs Offering Five-Star Cuisine, an Estate and Front-of-House Manager, Butler, Housekeepers, Security, and Grounds Keepers To Help Make Guests' Stay Comfortable and Relaxing. The Pool and Surrounding Area Are Used for Breakfast, Evening Cocktails, and Dinner. Le Bleu and Petite Le Bleu Accommodations and Facilities Are Sited in Two Areas. These Areas Are Linked by Attractively Landscaped Walkways That Traverse the Property. The Spectacular Living and Entertaining Areas Are Situated on the Upper Level of Le Bleu, Which Is Accessed by Walking Through an Exquisite Water Garden and Ascending the Imposing Master Staircase. Nine of the Bedrooms Are Located in the Main House and Two in the Separate Cottage.

### PROPERTY FEATURES

#### BEDROOMS

- Total Bedrooms - 11

- Master Bedrooms -
- Suite -

#### BATHROOMS

- Total Bathrooms - 12

- Full Bathrooms - 11
- Half Bathrooms - 1

## OTHER ROOMS

- Entrances All
- Living Room
- Formal Dining Area
- Media Center
- Fully Equipped Kitchen
- Breakfast Bar
- Great Room
- Fitness Suite
- Games Room
- Fully Equipped Cinema Room
- Library/Office

## INTERIOR FEATURES

- Offers Semi-Classical Design With Eleven Spacious Bedrooms Distributed Over Two Separate Buildings
- Vaulted-Ceilings
- Huge Panoramic Windows
- Tasteful Furnishings With A Color Scheme Of Creamy Whites Enhanced With Rich Wood Tones

## EXTERIOR AND LOT FEATURES

- Set At The End Of A Private Drive, Le Bleu Villa Is Located In The Exclusive Little Harbour Estate
- Sitting On The Coast At The Mouth Of The Bay, The Main Residence Faces South-East With A Fabulous View Of Dutch And French St. Martin And St. Barth
- Surrounding The Manicured Gardens
- Private Beach Area
- Beach Volleyball
- Children's Play Area
- Thatched Dining Gazebo Area At Water's Edge
- Floodlit Tennis Court And Pavillion
- What's Nearby : Mary Elizabeth Recreation Park 2.4 Km, Owen Mussington Playing Field 9 Km, Emilio Wilson Park 17 Km, Festival Village 19 Km, Cyrus Wathey Square 20 Km
- Beaches In The Neighborhood : Crocus Bay Beach 2.2 Km, Shoal Bay Beach 7 Km, Meads Bay Beach 7 Km, Petites Cayes Beach 9 Km, Anse Marcel Beach 10 Km
- Closest Airports : Anguilla Airport 1.6 Km, Grand Case-Espérance Airport 11 Km, Princess Juliana International Airport 18 Km

## HEATING AND COOLING

- Cooling Features: Central A/C

- Heating Features: Electric, Forced Air, Heat Pump

## POOL AND SPA

- Hot tub

- 2 Swimming Pools

## LAND INFO

- Lot Size : 10,117 m2 - 108,900 Sq.Ft.

## GARAGE AND PARKING

- Garage Spaces: 2
- Parking Spaces: 2 Golf Cart

## BUILDING AND CONSTRUCTION

- Living : 2,322 m2 - 25,000 Sq.Ft.
- Year Built : 2008
- Location :
- Topography : Waterfront
- Levels or Stories : 2
- Structure Type : Villa
- Architectural Style : Caribbean / Modern
- Furnishing : Furnished
- Materials : Concrete

## SCHOOL INFORMATION

The Education System in Anguilla Follows a Structure Similar to the British Education System, Given That Anguilla Is a British Overseas Territory. The Education System in Anguilla Is Overseen and Regulated by the Ministry of Education, and Education Is Compulsory for Children Between the Ages of 5 and 17.

- Omololu International School
- Albena Lake-Hodge Comprehensive School
- West End Primary School
- Valley Primary School
- Morris Vanterpool Primary School

## LEGALITIES

- Foreign Nationals Are Generally Allowed To Buy Property in Anguilla. The Anguillan Government Encourages Foreign Investment in the Real Estate Sector, and There Are no Restrictions on Foreign Ownership of Land or Property.

## OTHERS

- Balcony
- Live Water
- Ocean View
- Tennis Court
- Tennis Court
- Scenic View
- Deck
- Butler's Pantry
- Security System
- Recreational Area
- Spa / Hot Tub
- Wine Bar
- Dock
- Water View
- Media Room / Home Theater
- Waterfront
- Bay View
- Steam Room
- Eco-Friendly (Green)

## ABOUT THE AREA

The British Overseas Territories (BOTs), Also Known as the United Kingdom Overseas Territories (UKOTs), Are Fourteen Territories With a Constitutional and Historical Link With the United Kingdom. They Are the Last Remnants of the Former British Empire and Do Not Form Part of the United Kingdom Itself. The Permanently Inhabited Territories Are Internally Self-Governing, With the United Kingdom Retaining Responsibility for Defence and Foreign Relations.

The Leeward Islands Is a Group of Islands Located in the Eastern Caribbean Sea. The Term "Leeward" Refers to the Direction Away From the Prevailing Winds, as These Islands Are Situated on the Western Side of the Lesser Antilles Chain, the Leeward Islands Extend From the Virgin Islands in the North to Dominica in the South. They Form Part of the Lesser Antilles, Which Is a Chain of Islands Stretching From Puerto Rico to the Coast of South America. The Leeward Islands Are Nestled Between the Atlantic Ocean to the East and the Caribbean Sea to the West.

Anguilla Is a British Overseas Territory in the Caribbean. It Is One of the Most Northerly of the Leeward Islands in the Lesser Antilles, Lying East of Puerto Rico and the Virgin Islands and Directly North of Saint Martin. The Territory Consists of the Main Island of Anguilla, Approximately 16 Miles (26 Kilometres) Long by 3 Miles (5 Km) Wide at its Widest Point, Together With a Number of Much Smaller Islands and Cays With no Permanent Population. The Territory's Capital Is The Valley. The Total Land Area of the Territory Is 35 Square Miles (91 Km<sup>2</sup>)

Little Harbour Is a Picturesque Coastal Area Located on the Southern Coast of Anguilla, It Is Situated Between Sandy Ground and the Valley. Is Known for its Tranquil and Serene Ambiance, With Calm Waters and Beautiful Sandy Beaches. With Stunning Views of Neighboring Islands, Such as St. Martin and St. Barts, One of the Main Attractions in Little Harbour Is the Little Bay Beach, Which Is Nestled in a Small Cove Surrounded by Cliffs.