



FIG TREE HOUSE & COTTAGE

Price
\$1.375 million

Size of Property
1.5 acres

Location
Montpelier
Estate

Square Footage of House
Main House-
2,513 sq. ft.
Cottage- 960
sq. ft./-

**Bedrooms /
Bathrooms**
Main house –
2/2
Cottage – 2/1

Pool
Yes

English country cottage-style meets the West Indies in this charming home, surrounded by beautiful and serene tropical gardens. The main house provides an open-air garden ambience where inside and outside living become one in a large alfresco living/dining area near the pool, the focal point of the home. Modern gourmet kitchen and newly-remodeled, stylish bathrooms make this the perfect combination of country home with all the modern amenities. A great appeal is its two-bedroom stone cottage with its own entranceway, making it the perfect oasis for guests. It has been used as an income-producing holiday rental. Garden includes numerous mature specimen trees as well as edible fruits, like grapefruit, banana, papaya, and mango. Truly a unique property in the very desirable Montpelier Estate area, just down the road from the famous Relais & Chateaux inn.





Additional Information

Location: Montpelier Estate

Age: House completed in 1995; cottage 1986

Contractor: House- Martin Cromwell; cottage – Noral Lescott

Construction: House is block and masonry, asphalt architectural shingles; cottage is local Nevisian stone with masonry, galvanized metal roof; gazebo is local Nevisian stone base, wood, metal roof

Size of Land: 1 .5 acres

Size of House: Main House 2,513 sq. ft. including a basement garage that contains a laundry room, tool/workbench and garden storage areas, excluding pool and pool deck areas; cottage is 960 sq. ft.

MAIN HOUSE

Living Room: The main entrance to the living room is off the welcoming spacious foyer. Doors lead to the patio area next to the pool.

Dining Room: Formal dining room seats 10. Features an arched window, the focal point of the room; also with door leading to alfresco dining/living area.

Kitchen: Newly-remodeled kitchen with bright cabinetry and granite counters. Large storage inside island-designed mahogany cupboards. All stainless steel appliances with the side-by-side refrigerator, dishwasher and microwave, all GE; gas oven/stove-top by Mabe and Magic Chef wine fridge. Hand-painted island wall tiles decorate over stove. A pass-through connects the kitchen to the alfresco dining area.

Master Bedroom: Bedroom features an ensuite bath with tub-shower. Room has French doors leading to veranda overlooking property and pool.

Guest Bedroom: Ample bedroom adjacent to updated bathroom with travertine tile and marble countertop. Outside access from the bedroom and bathroom for pool use. .

Alfresco dining/living area: Large, covered veranda adjacent to pool and kitchen in tropical surroundings abound.

Gazebo: Separate octagonal gazebo built of wood on a base made of local volcanic stone. Gazebo houses a full-sized pool table, but could be used as studio, office, or workshop.

COTTAGE: Self-sufficient two-bedroom, one bath cottage with kitchen and porch-like living area; refrigerator, gas oven/stove-top, microwave, and washer. Various sitting areas including patio under portico off bedroom, outdoor deck, and gardens that surround this charming structure. Cottage has good rental history.

Pool: 38' x 12' pool in garden setting near main house

Cistern: 2 cisterns under cottage and gazebo.

Water: Nevis government water

Other Details: Just a short walk to the prestigious Montpelier Plantation Inn, property can be a private home, yet could provide good rental. Also, as an alternative the owners can rent the main house while still being able to remain in residence in the cottage. Much privacy with two entrances to the property leading to cottage and main house. Private sitting areas throughout the gardens for escaping and relaxing. Room for expansion if desired. A 3.5 KW generator used for backup power. Decorative hurricane shutters on windows. House to be sold mostly furnished except for artwork and personal items.

The above information is believed to have been gathered from reliable sources, but is based upon information gathered from third parties, therefore may not be complete or totally accurate.

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