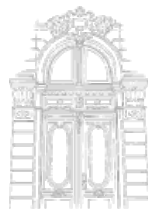


# PONCET & PONCET

*L'Immobilier d'Exception*  
FRANCE

7 LOWER WAVERLY



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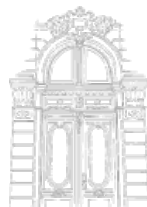
*L'Immobilier d'Exception*

FRANCE

## 7 LOWER WAVERLY

Perched 25 ft above the Intracoastal Waterway, this Barbados-influenced home is designed so that every room has at least three light changes throughout the day. Making great use of salvaged bricks, it is constructed on the footprint of the original house that stood on this site until the 1800s, and with four bedrooms and four and one half baths, the residence offers plenty of living space. Ideal for entertaining, the superb layout benefits from a stunning kitchen and dining area, plus multiple French doors that open to a riverside porch and terraced lawn. Custom lighting and paint colors are used throughout the principal gathering room is characterized by a hunting lodge aesthetic, perfect for more intimate or group gatherings. The estate feels connected to the land, with ground level terraces and sensational views taking in pastures on one side and a river on the other, as well as historical rice fields and private boat dock. Spacious guest quarters over the carriage house garage and a separate artist's studio complete this idyllic scene ~ 7 Lower Waverly. This property is under a Conservation Easement which includes: 59 Acres [approx. 44.681 Acres Highland / 2 Acres Pond / 12 Acres Wetland located in River/Former Ricefields]

Prix : \$7,500,000.00 USD



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