



CENTURY 21
AGCO Plus Immo
Guadeloupe

Sandra THEBAUD
Sales Agent/Consultant

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CENTURY 21 AGCO plus Immo, Immeuble Salamandre, N°1 rez de chaussé, Zac de Houelbourg Sud II, Baie-Mahault, Guadeloupe 97122

PETIT-BOURG - Bel Air Desrozières

RefNo# 244265

Bel Air-Desrozieres (Petit-Bourg) 📍 Guadeloupe

MLS# 1154750

Single Family Homes

529,000



RefNo#: 244265

District/Area: Bel Air-Desrozieres (Petit-Bourg)

Region/Country: Guadeloupe

Prop.Type: Single Family Homes

Prop.View: Panoramic

Beds: 5

Baths: 4.0

Living Space: 239 m²

Listing Class: New Property

Building Type: Detached

Land Area: 1,090 m²

Class: Residential

Features and Amenities

Outdoor Features

Flower Garden
Fruit Trees

Patio - Deck - Porch

Veranda

Rooms

Mezzanine
Solarium
Open Concept

Furnished

Unfurnished

Near By

Agricultural Activities
Park - Green Area
Commercial Activities

Bathroom

Jacuzzi Bathtub

Air Conditioning

Split Level A/C

Swimming Pool

Above Ground

Remarks

PRICE DROP

Located in a quiet and residential area of Petit-Bourg, nestled in a green setting beautiful villa on 2 levels completely renovated, with T3 type accommodation for rental income the first level of the house with an area of 150M2 is composed of a kitchen open to a large bright living room giving access to a large U-shaped terrace with guardrail, two air-conditioned bedrooms with adjoining bathroom and WC, 1 independent toilet, a large mezzanine, with a shower room and toilet. the independent accommodation with an area of 89 m2 consists of 2 bedrooms, one of which is air-conditioned, separated by a bathroom with WC, an American-style kitchen open to the living room, a

beautiful terrace and a separate entrance with electric gate

The advantages of the Villa: A pool house, a punch bar, a new 4-seater jacuzzi and a filtered pool inhabited by carp and red mullet as well as numerous fruit trees and medicinal plants. Two entrances with electric gate and gate

Information on the risks to which this property is exposed is available on the Géorisks website: www.georisks.gouv.fr.

Energy consumption: 14 KWh ef/m².year - Energy class A

Do not hesitate to contact us for a visit, you will not be disappointed.

Sale price: €529,000 (fees payable by the seller)

For any information and/or visit, please contact Sandra on 0690536218, email: satebo@orange.fr

Sandra THEBAUD, independent commercial agent registered in the special register of commercial agents of the Commercial Court of BASSE-TERRE under number TMC 488 108 994-