



**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 m<sup>2</sup>

**Listing Class:** New Property

**Building Type:** Detached

**Land Area:** 1,090 m<sup>2</sup>

**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](http://www.georisks.gouv.fr).

Energy consumption: 14 KWh ef/m<sup>2</sup>.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](mailto: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-