



**CENTURY 21.**

AGCO Plus Immo  
Guadeloupe

**Joelle URBAIN**

Sales Representative

Office: (590) 590 38 36 63

Office Fax: (590) 590 38 36 67

joelle.urbain@century21agcoplus.com

https://century21agcoplus.com

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

## GOSIER - PETIT-HAVRE

**RefNo# 244264**

Mare Gaillard-Petit Havre (Le Gosier) 📍 Guadeloupe

**MLS# 1151638**

Condos/Apartments

**152,500**



**RefNo#:** 244264

**District/Area:** Mare Gaillard-Petit Havre (Le Gosier)

**Region/Country:** Guadeloupe

**Available:** Immediate

**Prop.Type:** Condos/Apartments

**Prop.View:** Ocean View

**Beds:** 1

**Baths:** 1.0

**Living Space:** 67 m<sup>2</sup>

**Listing Class:** New Property

**Building Type:** Duplex

**Year Built:** 1988

**Class:** Residential

### Features and Amenities

#### Air Conditioning

Split Level A/C  
Ceiling Fans  
In Master Bedroom Only

#### Floors

Wood  
Floating Floor

#### Accessibility

Main Level Entry

#### Rooms

Master Bedroom  
Bathroom  
Kitchen / Living / Dining

#### Windows

Aluminium

#### Exterior Walls / Siding

Concrete  
Other

#### Bathroom

Bathtub

### Remarks

Apartment under sales agreement pending notarial deed expected at the end of June 2024  
Located in Gosier, Petit-Havre, in a building of 4 lots, with sea view and close to the beach, in a 1988 residence.

Potential for this T2/3 duplex with a Carrez law surface area of 67.27 m<sup>2</sup> (total floor area: 82.56 m<sup>2</sup>) including an entrance with pantry/laundry room, a kitchen opening onto a loggia and opening onto a double living room of 25.40 m<sup>2</sup> with fan.

In the attic, a hallway and a bathroom with bathtub/wc opening onto a large air-conditioned bedroom of 16.24 m<sup>2</sup> (floor area of 22.50 m<sup>2</sup>). Possibility of creating a 2nd bedroom.

Work is to be planned.

DPEG: class F

Price: 152,500 EUR (agency fees payable by the seller)

Property tax 2022: 1469.00 EUR

Current charges: 1480.00 EUR/year or approximately 120 EUR/month.

Co-ownership of 27 lots.

Procedure in progress co-ownership association: None.

For any information or visit, please contact Joëlle Urbain on 0690572216 / email:

joelle.urbain@century21agcoplus.com