

Office: (590) 590 38 36 63 Office Fax: (590) 590 38 36 67

sandra.thebaud@century21agcoplus.c

https://century21agcoplus.com

# Sandra THEBAUD

Sales Agent/Consultant

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

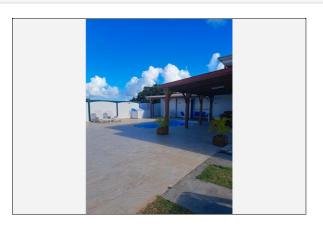
# PETIT-CANAL

RefNo# 234247

Bourg (Petit-Canal) **♀** Guadeloupe

MLS# 1153862

## Single Family Homes



1,700

RefNo#: 234247

District/Area: Bourg (Petit-Canal) Region/Country: Guadeloupe **Prop.Type**: Single Family Homes

Prop.View: Inland View

Beds: 4 **Baths**: 3.0

**Living Space**: 113 m<sup>2</sup> **Listing Class**: New Property

> Land Area: 620 m<sup>2</sup> Class: Residential

#### **Features and Amenities**

Condition

**Brand New** 

**Near By** 

**Elementary School Commercial Activities** 

**Public Transportation** 

**Recreational Activities** 

#### **Furnished**

**Fully Furnished** 

**Air Conditioning** 

Split Level A/C

## **Remarks**

On the territory of the commune of PETIT-CANAL, close to the town and in a quiet subdivision, a singlestorey furnished villa of type F4 with an outbuilding constituting type F1 accommodation,

The villa includes: a living room, a fully equipped kitchen, 3 air-conditioned bedrooms, a bathroom with WC, an independent bathroom with WC, a laundry room, a swimming pool; an outbuilding constituting furnished F1 type accommodation with equipped kitchen.

The accommodation includes a cistern and an electric gate.

Energy consumption: 11 KWh ef/m<sup>2</sup>.year

Information on the risks to which this property is exposed is available on the Géorisks website:

www.georisks.gouv.fr.

Living area of the F4 house: 83m<sup>2</sup> + a bungalow of 30m<sup>2</sup>, i.e. a Total Area of: 113m<sup>2</sup>

Rent: €1700 per month (not included: water - electricity payable by the tenant) Maintenance of the garden and swimming pool are the responsibility of the tenant.

Security deposit: €3,400

Fees including tax payable by the tenant: epsilon791 +

Fees including tax, inventory of fixtures, tenant charge: €226

For any information or visit, contact us on 0590 38 36 63