



CENTURY 21.
AGCO Plus Immo
Guadeloupe

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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

BASSE-TERRE- rue du Pere Labat

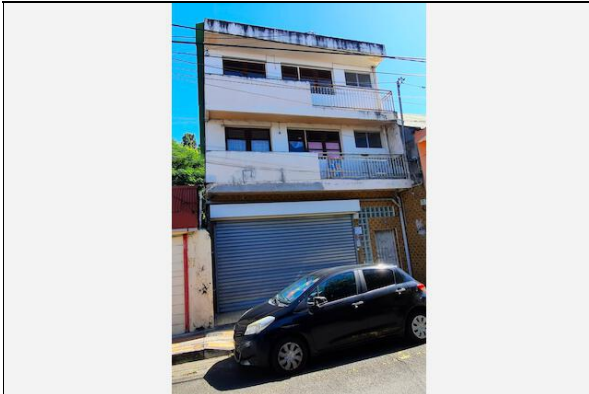
RefNo# 234253

Centre-Bourg (Basse-Terre) 📍 Guadeloupe

MLS# 1153972

Single Family Homes

216,000



RefNo#: 234253

District/Area: Centre-Bourg (Basse-Terre)

Region/Country: Guadeloupe

Prop.Type: Single Family Homes

Prop.View: Ocean View

Beds: 4

Baths: 4.0

Living Space: 259.92 m²

Building Type: Attached

Land Area: 162 m²

Class: Residential

Features and Amenities

Condition

Renovations Needed

Near By

Commercial Activities
Restaurants

Rooms

Kitchen
Bedroom
Bathroom

Location Features

Topography

Flat

Electric system

Breaker panel
220 voltage

Sewage system

Municipal/City sewer

Remarks

Large two-story investment building located in Basse-Terre with a total living area of 259.92 m². It consists of a large commercial premises on the ground floor of 124.31 m² which has sanitary facilities. The two floors each have 2 twin T2 apartments (4 apartments in total) with a surface area of 34.31 m². Each apartment consists of a living room, a bathroom, a kitchen and a bedroom.

2 of the 4 apartments are currently rented. Renovation work is to be expected.

You will have a rental report and you will benefit from an interesting rental potential for this building in the city center.

Not subject to DPE

2022 property tax: €7,371

Sale price: €216,000 fees payable by the seller.

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

www.georisks.gouv.fr.

For any information and/or visit, please contact Olivier at 0690691894,
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Olivier MANGUÉ, independent commercial agent registered in the special register of commercial agents of
the BASSE-TERRE Commercial Court under number TMC 529 239 998 - management number 2010 AC 46