



**CENTURY 21.**  
AGCO Plus Immo  
Guadeloupe

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Sales Representative

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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

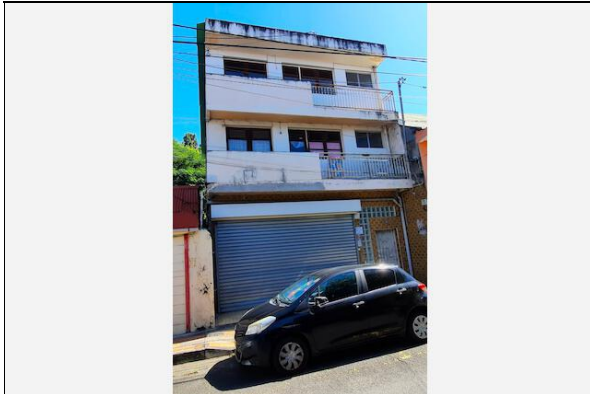
RefNo# 234253

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 m<sup>2</sup>

Building Type: Attached

Land Area: 162 m<sup>2</sup>

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 m<sup>2</sup>. It consists of a large commercial premises on the ground floor of 124.31 m<sup>2</sup> which has sanitary facilities. The two floors each have 2 twin T2 apartments (4 apartments in total) with a surface area of 34.31 m<sup>2</sup>. 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](http://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