

RefNo# 234253

CENTURY 21. AGCO Plus Immo Guadeloupe

**Olivier MANGUE** 

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

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	Near By	Rooms
Renovations Needed	Commercial Activities	Kitchen
	Restaurants	Bedroom
		Bathroom
Location Features	Topography	Electric system
	Flat	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:  $\pounds$ 216,000 fees payable by the seller.

Information on the risks to which this property is exposed is available on the Géorisks website: Generate on 2024-05-09@04:42:16 v1714611908 www.georisks.gouv.fr.

For any information and/or visit, please contact Olivier at 0690691894, email:olivier.mangue@century21agcoplus.com

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