



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 m²

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 m² (total floor area: 82.56 m²) including an entrance with pantry/laundry room, a kitchen opening onto a loggia and opening onto a double living room of 25.40 m² with fan.

In the attic, a hallway and a bathroom with bathtub/wc opening onto a large air-conditioned bedroom of 16.24 m² (floor area of 22.50 m²). 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