



**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

## LAMENTIN Faugas

**RefNo# 234254**

Castel-Jaula (Lamentin) 📍 Guadeloupe

**MLS# 1152684**

Single Family Homes

**3,200**



**RefNo#:** 234254

**District/Area:** Castel-Jaula (Lamentin)

**Region/Country:** Guadeloupe

**Prop.Type:** Single Family Homes

**Prop.View:** Garden View

**Beds:** 4

**Baths:** 3.0

**Living Space:** 216 m<sup>2</sup>

**Land Area:** 2,000 m<sup>2</sup>

**Class:** Residential

### Features and Amenities

#### Security

Security Gate

#### Air Conditioning

Air Conditioning

#### Near By

School(s)

Commercial Activities

Woods

#### Garage

Double width

### Remarks

On the territory of the town of LAMENTIN, at a place called FAUGAS, a very large furnished F6 villa with 216.54m<sup>2</sup> of living space, including upstairs a large open room of 28.65m<sup>2</sup> with a view of the living room, with a bedroom. 13.64m<sup>2</sup> as well as a bathroom upstairs. On the ground floor, an entrance of 6.5m<sup>2</sup>, a living room of 46m<sup>2</sup>, a lounge of 21.04m<sup>2</sup>, 2 bedrooms of 12.24m<sup>2</sup> and 11.83m<sup>2</sup>, a master suite of 20.1m<sup>2</sup> with a dressing room of 6, 1m<sup>2</sup> and a bathroom, a fully equipped kitchen of 16m<sup>2</sup>, an independent toilet of 1.8m<sup>2</sup>, 2 terraces between 36.42m<sup>2</sup> and 45m<sup>2</sup> as well as a balcony of 18m<sup>2</sup>, a garage of 43.5m<sup>2</sup> which can accommodate 2 vehicles. A large and beautiful wooded park, landscaped fenced with an electric gate. CONDITION: Exclusively rented to a LEGAL entity

DPE E energy class 46 kWh/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](http://www.georisks.gouv.fr).

Living area: 216.54m<sup>2</sup>

Rent: €3,200 per month garden maintenance included (not included: water - electricity payable by the tenant)

Security deposit: €6400

Fees including tax fully payable by the tenant: €3,840

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