



**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

## LE GOSIER Poucet

RefNo# 234209

Mathurin-Poucet-Blanchard-Labrousse (Le Gosier) 📍 Guadeloupe

MLS# 1144587

Single Family Homes

**321,000**



RefNo#: 234209

District/Area: Mathurin-Poucet-Blanchard-Labrousse (Le Gosier)

Region/Country: Guadeloupe

Available: Immediate

Prop.Type: Single Family Homes

Prop.View: Inland View

Beds: 3

Baths: 2.0

Living Space: 101.30 m<sup>2</sup>

Listing Class: New Property

Building Type: Detached

Land Area: 660 m<sup>2</sup>

Class: Residential

### Features and Amenities

#### Condition

Well Maintained

#### Near By

Agricultural Activities  
Public Transportation  
Restaurants

#### Location Features

Public Transportation  
Cul-de-Sac  
Quiet Area

#### Sewage system

Septic tank

#### Yard / Landscaping

Fenced Yard

#### Rooms

Kitchen  
Living Room  
Bedroom  
Bathroom  
Veranda

#### Roofing

Sheet Metal

#### Driveway

Paved

#### Patio - Deck - Porch

Veranda

#### Exterior Walls / Siding

Concrete

#### Electric system

Fuse panel  
220 voltage

#### Kitchen

Embedded oven

### Remarks

Built on a plot about 660 m<sup>2</sup>, this charming 4-room villa of 101.30 m<sup>2</sup> located at a place called Poucet in GOSIER is not lacking in charm with its large modern style American kitchen and its no less large living

room opening onto a bright terrace.

This house has 3 bedrooms . one of which has its adjoining shower room and WC, a separate shower room, a separate WC, a hallway. In the ground floor, a space initially planned to be a garage, could be a an additional room with some works.

This relaxing villa is close to the passage of public transport and attractive activities and attractions of the city of Gosier such as restaurants, beaches, shops without being able to suffer the inconveniences.

Property tax 2021: 2494 €

Not subject to DPE

Sales price paid by the seller: 321000€

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 Commercial Court of BASSE-TERRE under number TMC 529 239 998-management number 2010 AC 46