



**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

## LES ABYMES-MORNE FLEURI-BAIMBRIDGE

**RefNo# 244266**

Chauvel-Dugazon (Les Abymes) 📍 Guadeloupe

**MLS# 1154480**

Single Family Homes

**1,272**



**RefNo#:** 244266

**District/Area:** Chauvel-Dugazon (Les Abymes)

**Region/Country:** Guadeloupe

**Available:** Immediate

**Prop.Type:** Single Family Homes

**Prop.View:** Garden View

**Beds:** 2

**Baths:** 2.0

**Living Space:** 88 m<sup>2</sup>

**Listing Class:** New Property

**Building Type:** Detached

**Year Built:** 1987

**Land Area:** 54 m<sup>2</sup>

**Class:** Residential

### Features and Amenities

#### Outdoor Features

Garden

#### Near By

School(s)

Shopping

Town

Tennis Courts

Church

Elementary School

High School

Hospital

University

Commercial Activities

College

Public Transportation

Restaurants

Marina

#### Floors

Wood

Floating Floor

#### Appliances

6 Appliances

#### Rooms

Bedroom

Bathroom

Kitchen / Living / Dining

#### Windows

Wood

Other

#### Parking - Type

Outdoor Parking

#### Heating Source / Energy

Electricity

#### Bathroom

Separate Shower

## Remarks

On the territory of the commune of Abymes, in a quiet area close to all amenities, this wooden T3 duplex house is pleasant to live in and well ventilated.

Upstairs it includes 2 bedrooms opening onto a balcony with a beautiful view of the lush vegetation. Each bedroom has a closet or dressing room, a bathroom with toilet.

On the ground floor, a fitted and equipped American kitchen (4-burner gas hob, electric oven, microwave, refrigerator, washing machine, crockery and kitchen utensils) opening onto a double equipped living/dining room brewers and a small room to convert (TV corner, office or other)..

Additional assets for this furnished and equipped rented house:

- a 5000 liter drinking water tank
- electric water heater
- indoor parking for 2 cars
- enclosed garden.

Living space: 88 m<sup>2</sup>

Monthly rent (water and garden maintenance included): €1,272 per month including charges including €42 per month of rental charges included (annual regularization) - Not included: electricity and telephone payable by the tenant.

Security deposit: €2400

Fees including tax payable by the tenant: €968 including €264 including tax for the entry inventory.

Energy consumption: 19 kWh ef/m<sup>2</sup>.year - Energy class: B

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 or visit, please contact Joëlle Urbain, independent Commercial Agent registered in the Special Register of Commercial Agents (RSAC) of the POINTE A PITRE Commercial Court under number 413 303 819, at +590 690572216 or by email: [joelle.urbain@century21agcoplus.com](mailto:joelle.urbain@century21agcoplus.com)