



**CENTURY 21.**

AGCO Plus Immo  
Guadeloupe

**Sandra THEBAUD**

Sales Agent/Consultant

Office: (590) 590 38 36 63

Office Fax: (590) 590 38 36 67

sandra.thebaud@century21agcoplus.c

<https://century21agcoplus.com>

CENTURY 21 AGCO plus Immo, Immeuble Salamandre, N°1 rez de chaussé, Zac de Houelbourg Sud II, Baie-Mahault, Guadeloupe 97122

## PETIT-CANAL

**RefNo# 234247**

Bourg (Petit-Canal) 📍 Guadeloupe

**MLS# 1153862**

Single Family Homes

**1,700**



**RefNo#:** 234247

**District/Area:** Bourg (Petit-Canal)

**Region/Country:** Guadeloupe

**Prop.Type:** Single Family Homes

**Prop.View:** Inland View

**Beds:** 4

**Baths:** 3.0

**Living Space:** 113 m<sup>2</sup>

**Listing Class:** New Property

**Land Area:** 620 m<sup>2</sup>

**Class:** Residential

### Features and Amenities

**Condition**

Brand New

**Furnished**

Fully Furnished

**Air Conditioning**

Split Level A/C

**Near By**

Elementary School  
Commercial Activities  
Public Transportation  
Recreational Activities

### Remarks

On the territory of the commune of PETIT-CANAL, close to the town and in a quiet subdivision, a single-storey furnished villa of type F4 with an outbuilding constituting type F1 accommodation, The villa includes: a living room, a fully equipped kitchen, 3 air-conditioned bedrooms, a bathroom with WC, an independent bathroom with WC, a laundry room, a swimming pool; an outbuilding constituting furnished F1 type accommodation with equipped kitchen. The accommodation includes a cistern and an electric gate.

Energy consumption: 11 KWh ef/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 of the F4 house: 83m<sup>2</sup> + a bungalow of 30m<sup>2</sup>, i.e. a Total Area of: 113m<sup>2</sup>

Rent: €1700 per month (not included: water - electricity payable by the tenant) Maintenance of the garden and swimming pool are the responsibility of the tenant.

Security deposit: €3,400

Fees including tax payable by the tenant: €791 +

Fees including tax, inventory of fixtures, tenant charge: €226

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