

**CENTURY 21.**AGCO Plus Immo
Guadeloupe**Jean-Pierre LEONCEDIS**

Manager/Senior Sales Agent

Office: (590) 590 38 36 63

Office Fax: (590) 590 38 36 67

jeanpierre.leoncedis@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

POINTE A PITRE - rue Sadi Carnot**RefNo# 244268**

Centre Ville (Pointe-à-Pitre) 📍 Guadeloupe

MLS# 1154481

Commercial Building/Office

1,020**RefNo#:** 244268**District/Area:** Centre Ville (Pointe-à-Pitre)**Region/Country:** Guadeloupe**Class:** Commercial**Prop.Name:** POINTE A PITRE - rue Sadi Carnot**Property Use:** Commercial & Office Space**Land Area:** 37.11 m²**Prop.Type:** Commercial Building/Office**Oper.Costs:****Features and Amenities****Condition**

Renovated

Air Conditioning

No A/C

Parking - Type

On Street

Near By

Shopping

Commercial Activities

Public Transportation

Security

Security Gate

Remarks

In the heart of Pointe à Pitre, this fully renovated commercial premises of 37.11m² offers a modern and welcoming setting for your company. Sanitary facilities are available behind the store. The closure is secured by a motorized metal shutter.

In the immediate vicinity of high schools, colleges and the city's main tourist attractions. A few steps from the spice market, the cruise port and the main street, thus benefiting from high visibility and a large flow of traffic.

DPE not required. Information on the risks to which this property is exposed is available on the Géorisks website: www.georisks.gouv.fr.

Monthly rent of €950 excluding tax

Monthly provision for co-ownership charges: €40

Monthly provision for water consumption: €30

Deposit: 2 rent excluding VAT, i.e. 1900€ (possibility of an exceptional lease of 3 years)

Agency fees payable by the lessee: €1798.86

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