



**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

## 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 m<sup>2</sup>

**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 37.11m<sup>2</sup> 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](http://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