



**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

## TROIS RIVIERES- lieudit Poterie

RefNo# 244271

Grande Anse (Trois-Rivières) 📍 Guadeloupe

MLS# 1154658

Condos/Apartments

**1,300**



RefNo#: 244271

District/Area: Grande Anse (Trois-Rivières)

Region/Country: Guadeloupe

Prop.Type: Condos/Apartments

Prop.View: Ocean View - Partial

Beds: 3

Baths: 2.0

Living Space: 133 m<sup>2</sup>

Listing Class: New Property

Building Type: Detached

Rental Term: Long Term Rental

Land Area: 738 m<sup>2</sup>

Class: Residential

### Features and Amenities

#### Condition

Renovated

#### Appliances

Microwave  
Stove  
Oven

#### Air Conditioning

Split Level A/C

#### Near By

Agricultural Activities  
Public Transportation  
Restaurants

#### Rooms

Kitchen  
Family Room  
Bedroom  
Master Bedroom  
Bathroom  
Kitchen / Living Room

#### Location Features

#### Floors

Tiles

#### Topography

Sloped

#### Electric system

Breaker panel  
220 voltage

#### Sewage system

Septic tank

#### Kitchen

Embedded oven

#### Water heater

Other

### Remarks

Large and beautiful F5 apartment at the top of a villa in Trois-Rivières. This bright accommodation of 133

m<sup>2</sup> of living space is a true haven of peace with its three spacious bedrooms including a master bedroom with its adjoining bathroom, the large kitchen, completely renovated with taste and well equipped (built-in oven, microwave, hob 4-burner cooking stove, hood) is very functional, an equally large living room as well as two terraces offering a view of the Saintes reinforce this feeling of tranquility, the apartment also includes an additional bathroom, a separate toilet, a hallway -corridor. The environment is particularly pleasant with Grande-Anse beach 5 minutes by car, and some renowned restaurants 3 to 5 minutes by car as well.

Furthermore, if you work in Basse-Terre, the city is only about a quarter of an hour away by car, a bus stop allows easy accessibility to the main cities.

DPE: index D

Monthly rent: €1300

monthly garden maintenance charges: €120 (not including water and electricity payable by the tenant)

Fees including tax payable by the tenant: €1064 + €399 inventory fees.

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 and visits, please contact Olivier on 06 90 69 18 94, email: [oliviermangue@gmail.com](mailto:oliviermangue@gmail.com)  
Olivier MANGUÉ, independent commercial agent registered in the special register of commercial agents of the BASSE-TERRE Commercial Court under number TMC 529 239 998 - management number 2010 AC 46