



**CENTURY 21**  
AGCO Plus Immo  
Guadeloupe

**Olivier MANGUE**  
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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

## BASSE-TERRE- rue du Pere Labat

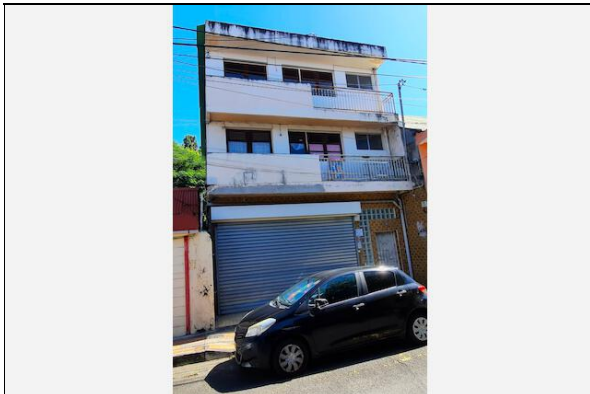
**RefNo# 234253**

Centre-Bourg (Basse-Terre) 📍 Guadeloupe

**MLS# 1153972**

Single Family Homes

**216,000**



**RefNo#:** 234253

**District/Area:** Centre-Bourg (Basse-Terre)

**Region/Country:** Guadeloupe

**Prop.Type:** Single Family Homes

**Prop.View:** Ocean View

**Beds:** 4

**Baths:** 4.0

**Living Space:** 259.92 m²

**Building Type:** Attached

**Land Area:** 162 m²

**Class:** Residential

### Features and Amenities

#### Condition

Renovations Needed

#### Near By

Commercial Activities  
Restaurants

#### Rooms

Kitchen  
Bedroom  
Bathroom

#### Location Features

#### Topography

Flat

#### Electric system

Breaker panel  
220 voltage

#### Sewage system

Municipal/City sewer

### Remarks

Large two-story investment building located in Basse-Terre with a total living area of 259.92 m². It consists of a large commercial premises on the ground floor of 124.31 m² which has sanitary facilities. The two floors each have 2 twin T2 apartments (4 apartments in total) with a surface area of 34.31 m². Each apartment consists of a living room, a bathroom, a kitchen and a bedroom.

2 of the 4 apartments are currently rented. Renovation work is to be expected.

You will have a rental report and you will benefit from an interesting rental potential for this building in the city center.

Not subject to DPE

2022 property tax: €7,371

Sale price: €216,000 fees payable by the seller.

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/or visit, please contact Olivier at 0690691894,  
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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