



**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 Bébian

**RefNo# 234260**

Centre Ville (Pointe-à-Pitre) 📍 Guadeloupe

**MLS# 1153661**

Commercial Space Leasing

**230,000**



**RefNo#:** 234260

**District/Area:** Centre Ville (Pointe-à-Pitre)

**Region/Country:** Guadeloupe

**Class:** Commercial

**Prop.Name:** POINTE A PITRE - rue Bébian

**Prop.Type:** Commercial Space Leasing

**Oper.Costs:**

### Features and Amenities

#### Parking - Type

On Street

#### Near By

Town

Commercial Activities

Public Transportation

### Remarks

Located in the heart of Pointe à Pitre, on the ground floor of the Victoire residence, this commercial space is an exceptional opportunity for entrepreneurs looking to invest in a space dedicated to catering. With a total surface area of 46.73 m<sup>2</sup>, including a mezzanine of 13.60 m<sup>2</sup>, this premises is ideally located facing Place de la Victoire, a strategic location benefiting from a constant flow of potential customers.

This premises offers the possibility of setting up an outdoor terrace, which is a considerable asset for welcoming customers from the many surrounding administrations such as banks, the judicial court of Pointe à Pitre located opposite, and the sub-prefecture of Pointe in Pitre. In addition, its location in a historic and dynamic district attracts a significant tourist clientele, thus offering excellent visibility and a diversified clientele potential.

The design of the premises allows great flexibility in terms of layout for different types of catering, whether a cozy café, a traditional restaurant or modern street food. Its proximity to key institutions and tourist areas makes this premises a prime location for developing a thriving business in the heart of Pointe à Pitre.

This property represents a unique opportunity for entrepreneurs wishing to establish or expand their presence in an area with high commercial potential. Its privileged location in a lively area rich in history makes it a prime real estate investment.

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).

TOTAL PRICE: €230,000 net Seller (Fees included buyer's charge of €16,100)

Quarterly co-ownership charges 2023: €150.22

Number of lots in the co-ownership: 13

No procedure in progress.

Property Tax 2022: €1,539

For any information or visit, contact Mr Léoncédis at 0690355616, Mr Rollé Daniel at 0690570496 or at 0590383663