



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

LES ABYMES-MORNE FLEURI-BAIMBRIDGE

RefNo# 244266

Chauvel-Dugazon (Les Abymes) 📍 Guadeloupe

MLS# 1154480

Single Family Homes

1,272



RefNo#: 244266

District/Area: Chauvel-Dugazon (Les Abymes)

Region/Country: Guadeloupe

Available: Immediate

Prop.Type: Single Family Homes

Prop.View: Garden View

Beds: 2

Baths: 2.0

Living Space: 88 m²

Listing Class: New Property

Building Type: Detached

Year Built: 1987

Land Area: 54 m²

Class: Residential

Features and Amenities

Outdoor Features

Garden

Near By

School(s)

Shopping

Town

Tennis Courts

Church

Elementary School

High School

Hospital

University

Commercial Activities

College

Public Transportation

Restaurants

Marina

Floors

Wood

Floating Floor

Appliances

6 Appliances

Rooms

Bedroom

Bathroom

Kitchen / Living / Dining

Parking - Type

Outdoor Parking

Heating Source / Energy

Electricity

Windows

Wood

Other

Bathroom

Separate Shower

Remarks

On the territory of the commune of Abymes, in a quiet area close to all amenities, this wooden T3 duplex house is pleasant to live in and well ventilated.

Upstairs it includes 2 bedrooms opening onto a balcony with a beautiful view of the lush vegetation. Each bedroom has a closet or dressing room, a bathroom with toilet.

On the ground floor, a fitted and equipped American kitchen (4-burner gas hob, electric oven, microwave, refrigerator, washing machine, crockery and kitchen utensils) opening onto a double equipped living/dining room brewers and a small room to convert (TV corner, office or other)..

Additional assets for this furnished and equipped rented house:

- a 5000 liter drinking water tank
- electric water heater
- indoor parking for 2 cars
- enclosed garden.

Living space: 88 m²

Monthly rent (water and garden maintenance included): €1,272 per month including charges including €42 per month of rental charges included (annual regularization) - Not included: electricity and telephone payable by the tenant.

Security deposit: €2400

Fees including tax payable by the tenant: €968 including €264 including tax for the entry inventory.

Energy consumption: 19 kWh ef/m².year - Energy class: B

Information on the risks to which this property is exposed is available on the Géorisks website: www.georisks.gouv.fr

For any information or visit, please contact Joëlle Urbain, independent Commercial Agent registered in the Special Register of Commercial Agents (RSAC) of the POINTE A PITRE Commercial Court under number 413 303 819, at +590 690572216 or by email: joelle.urbain@century21agcoplus.com