



**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 Bébien

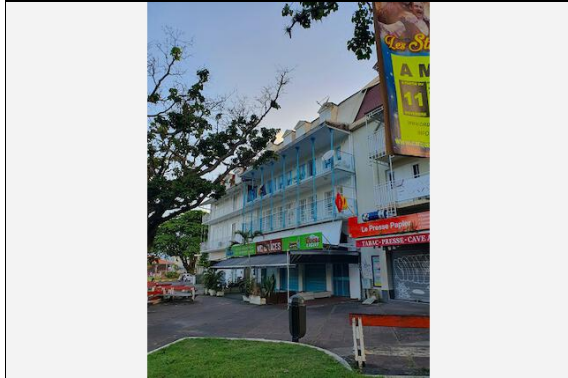
**RefNo# 234259**

Centre Ville (Pointe-à-Pitre) 📍 Guadeloupe

**MLS# 1153524**

Condos/Apartments

**170,000**



**RefNo#:** 234259

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

**Region/Country:** Guadeloupe

**Prop.Type:** Condos/Apartments

**Prop.View:** Water View

**Beds:** 1

**Baths:** 1.0

**Living Space:** 64.79 m²

**Class:** Residential

### Features and Amenities

#### Air Conditioning

Air Conditioning

#### Near By

School(s)  
Town  
Commercial Activities  
Public Transportation

#### Rooms

Kitchen  
Utility Room  
Bedroom  
Powder Room  
Hallway  
Mezzanine  
Washroom  
Living / Dining Room

### Remarks

Discover this charming and renovated apartment in the heart of Pointe à Pitre, at the Victoire residence, an elegant Creole style building dating from the beginning of 1991. Ideally located on Place de la Victoire, this F3 type apartment with mezzanine is on the 3rd floor , offering a splendid view of the sea, the Place de la Victoire, and the MACTe, while benefiting from a south orientation ensuring optimal light. Completely renovated, the apartment combines modern comfort and Creole charm over an area of 64.79 m² (Carrez law) and a total area of 75.07 m². The fitted kitchen has high and low storage cupboards, complemented by a beautiful bathroom. The co-ownership charges amount to €750.00 per quarter and the property tax to €2500.00 per year. Its central position in the dynamic Pointe à Pitre district allows easy access to all urban amenities. This combination of a strategic location, exceptional views and modern renovations makes this apartment a unique opportunity for those looking to invest in quality real estate, whether for a rental investment, a pied-à-vis tropical land or a comfortable main home. For more information or to arrange a viewing, contact our agency today.

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).

Price: 170,000 EUR (agency fees payable by the Seller)

2022 property tax: €2,365

Quarterly current charges: €331.09

Procedure in progress co-ownership association: NIL

For any information or visit, please contact our agency CENTURY21 AGCO PLUS IMMO on 0590383663