



**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

## SAINT-FRANCOIS : Immeuble à la Marina

**RefNo# 234263**

Bourg (Saint-François) 📍 Guadeloupe

**MLS# 1154078**

Commercial Building & Land

**5,985,000**



**RefNo#:** 234263

**District/Area:** Bourg (Saint-François)

**Region/Country:** Guadeloupe

**Class:** Commercial

**Prop.Name:** SAINT-FRANCOIS : Immeuble à la Marina

**Property Use:** Residential & Commercial

**Business:** Specialized residence

**Industry Type:** Residential

**Land Area:** 401 m<sup>2</sup>

**Floor Area:** 1,140 m<sup>2</sup>

**Prop.Type:** Commercial Building & Land

**Oper.Costs:**

### Features and Amenities

**Condition**

Well Maintained

**Near By**

Shopping  
Golf Course  
Commercial Activities  
Public Transportation  
Casino(s)  
Marina

**Parking - Type**

On Street

**Topography**

Flat

**Air Conditioning**

Air Conditioning

**Accessibility**

Elevator

### Remarks

The featured residence is a sleek, modern building, built in 1994 and designed to blend harmoniously into its picturesque surroundings. Located in the charming marina of Saint-François, it occupies a plot of 401 square meters and offers direct access to the marina, thus offering breathtaking views of the marina, the neighboring golf course, the sparkling sea towards the Pointe des Châteaux, and the town center of the commune.

The building consists of 22 apartments, distributed from the 1st to 3rd floors, accessible via an elegant reception hall equipped with an elevator and a staircase. These apartments are available in two types: F2 and F2 duplex. Each apartment, tastefully furnished, has a living space varying between 38.97 square meters and 60.06 square meters, excluding terrace. The terraces offer captivating views, allowing residents to immerse themselves in the natural beauty and serene atmosphere of the marina.

The architecture of the residence combines modernity and functionality, while respecting local aesthetics. This combination makes the property attractive to both institutional and private investors, seeking a unique opportunity in a spectacular setting. The residence represents a prime real estate investment, promising both a luxurious living environment and interesting rental potential.

This residence stands out for its exceptional location, its panoramic views, its modern architecture, and its privileged access to the marina and other attractions of Saint-François, which makes it a leading real estate investment opportunity.

DPE Energy consumption: 28 KWh ef/m<sup>2</sup>.year - Energy class C mainly

2022 property tax: €5,700

Current charges: 6466 EUR/year (2024 budget)

Co-ownership of 9 lots.

Procedure in progress co-ownership association: None.

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: €5,985,000 (Fees payable by the seller)

For any information or visit, contact us on 0590 38 36 63