



Detached house

PETIT BOURG (971)

351 450 €*

* Agency fees to be paid by the seller



200 m²



9 pièce(s)



6 chambre(s)

PROPERTY DESCRIPTION

Located in a quiet area of Petit-Bourg this villa of 200 m² on 2 levels built on a plot of 841 m² offers many possibilities.

A home staging project has been carried out to allow you to project yourself (on request after a first visit, an overview is presented to you in the sitting area photo n°4)

Close to all amenities and shops, you will appreciate the location of this home. Ideal for a large family, a professional activity or for a lucrative rental investment.

Possibility of making 2 separate apartments with 2 independent entrances and thus generate 2 lucrative rental income

The entrance has an electric gate

This villa with great potential is composed on the ground floor of: 1 kitchen, 1 living room, 2 bedrooms, one with a room that can be used either as a dressing room or as an office, 1 shower room, 1 WC, 1 closed garage, 1 large garden.

Upstairs you will enjoy: 1 refurbished kitchen, 1 living room, 1 living room, 3 bedrooms, 1 bathroom, 1 shower room, 1 terrace. This house offers many possibilities.

I am waiting for you for a visit and I will be happy to accompany you in your project.

The sale price is €395,380 FAI (agency fees payable by the seller).

Contact Elodie on 0690 93 29 06 Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Elodie AUSTER

PETIT-BOURG (97170)

Agent

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Courts service city :
POINTE A PITRE

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 820205

Property type Detached house

View Vue dégagée, sur Jardin

SURFACES

Living space 200 m²

Land surface 841 m²

COMPOSITION

Number of rooms 9

Number of bedrooms 6

Number of bathrooms 1

Toilets count 3

Washrooms 2

DPE/GES

DPE 26

GES 20

APPENDIX

Parking couvert

Parking space 3

Garage 1

Videophone Non

SERVICES

Kitchen aménagée



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle