



Apartment

LES TROIS ILETS (972)

529 900 €



81 m<sup>2</sup>



4 pièce(s)



3 chambre(s)

## PROPERTY DESCRIPTION

LES TROIS ILETS - NEAR THE BEACH. Breathtaking Sea View. THE FAVORITE of the year - Everything beautiful, everything Ready to live in: This superb Type 4 apartment benefits from a top floor overlooking the bay of Trois Ilets. With a living area of 80.82m<sup>2</sup> + covered terrace of 27.50m<sup>2</sup>, it dominates a secure residence of very good standing in a very privileged environment. The location is exceptional, not overlooked, quiet. You also benefit from the 3rd and last floor of an elevator, a large garage, a cellar, a private parking space. -the superb covered terrace of 27.50 m<sup>2</sup> rocked by the trade winds offers you the possibility of a relaxing outdoor lunch area in complete discretion. Inside, the volume of 80.82\*m<sup>2</sup> benefits from a beautiful kitchen area (8.42m<sup>2</sup>), a large living room (21.79m<sup>2</sup>) with triple opening onto the sea view, three beautiful bedrooms with pleasant attic ceilings and their two bathrooms, a guest toilet. The crossing plan validates a refined design. Furnished and equipped with great care, the fittings are new and of high quality. - Apartment ready to live in, put down your bags: Real life awaits you there. Ideal for all projects: high-end rental, second home or main home. Close to the beach, you are a stone's throw from the Trois Ilets seaside resort (unlimited shopping, nautical clubs, diving center, equestrian centers, restaurants, choice of casino, etc.). The city center is 2km away, the Golf course is 2 minutes away. Maritime transport to Fort de France, Bus are nearby (on foot). - \*plan studied for square footage calculation of 65.72 m<sup>2</sup> excluding kitchen, terrace and -1.80m. Very rare affair - Information and visits on simple request Nombre de lots de la copropriété : 72, Montant moyen annuel de la quote-part de charges (budget prévisionnel)(Eau privative et Ascenseur et Charges courantes) : 2894€ soit 241€ par mois. Les honoraires d'agence sont à la charge de l'acquéreur, soit 4,93% TTC du prix hors honoraires.

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!



**Sofia BASTON**

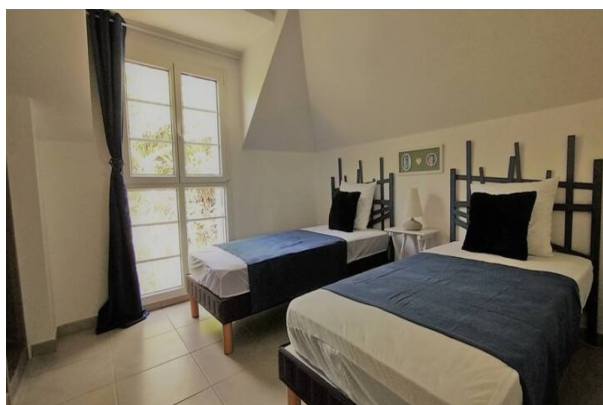
**LES-TROIS-ILETS (97229)**

Agent

RSAC : 518 020 086 00014  
Courts service city : FORT  
DE FRANCE

**06 67 87 21 20**

## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 834967

Property type ..... Apartment

Year of construction ..... 2008

Floor number ..... 3

Floors count ..... 3

View ..... Vue dégagée, sur Jardin, sur Mer

Furnished ..... Yes

### SURFACES

Living space ..... 81 m²

Surface Carrez Law ..... 65.72 m²

Living room surface ..... 22 m²

### CONDOMINIUM INFORMATION

Condominium property ..... Yes

Condominium lots count ..... 72

Condominium fees ..... 241 €/mois

Share of expenses ..... 2 894 €

### COMPOSITION

Number of rooms ..... 4

Number of bedrooms ..... 3

Toilets count ..... 2

Washrooms ..... 2

Terrace ..... 1

### APPENDIX

Parking ..... extérieur

Parking space ..... 1

Garage ..... 1

Cellar ..... 1

Videophone ..... Non

### SERVICES

Air conditioning ..... Yes

Elevator ..... Yes

Kitchen ..... aménagée



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639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez  
CS 70058 34 473 Pérols Cedex  
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SAS au capital de 100.000 euros

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