



Property

SAINT FRANCOIS (971)

999 500 €*
* Agency fees to be paid by the seller



193 m²



7 pièce(s)



5 chambre(s)

PROPERTY DESCRIPTION

SAINT FRANCOIS - SPLENDID VILLA WITH ITS OUTBUILDING.

Located on a plot of 1,013 m², in an area very popular for its tranquility while being close to the city center, the golf course and the beaches.

Come and discover this completely renovated 175 m² villa (frame, roof, joinery, etc.): all you have to do is pack your bags! It consists of a large kitchen opening onto a beautiful living area of 63m², swept by the trade winds with its large openings on each side.

A magnificent covered terrace of 48m², 2 large master suites, a 3rd bathroom serves the 2 other bedrooms, a pantry of 8 m² will allow you to optimize your storage, as well as a guest toilet. Each room has a sleeping area and an office or games area.

A new salt swimming pool of 31 m² with its 60m² terrace will allow you to enjoy this beautiful environment without any overlooked.

A basement of more than 60 m² available. For your comfort, a 2300 liter tank and two rainwater tanks of 650 liters each are installed.

A new outbuilding of more than 30 m² (with its terraces) composed of a bedroom, a bathroom and WC, a dressing room, a terrace overlooking the swimming pool and a second terrace on the side which can accommodate, for example, an outdoor kitchen.

Practical accommodation to accommodate the family, accommodate a teenager, or carry out tourist rentals.

A solar water heater is installed for this building.

The property is located in a co-ownership whose trustee is in renewal; the charges are between 400 and 600 euros per year.

A pretty little garden with trees is located all around the house.

It will be perfect for a family, as a primary or secondary residence, to rent for a tourist operation. Everything is in perfect condition and very functional. Do not hesitate to contact me for any additional information! Nombre de lots de la copropriété : 139, Montant moyen annuel de la quote-part de charges (budget prévisionnel) : 420€ soit 35€ par mois. 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.

** 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!



Magali GOURDAIN

SAINTE-ANNE (97180)

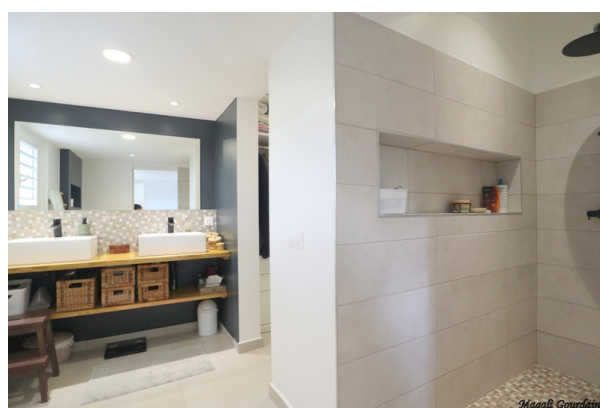
Agent

RSAC : 894 608 066 00011

Courts service city :
POINTE A PITRE

06 90 09 07 52

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 848224

Property type Property

View Vue sur Jardin, sur Piscine

SURFACES

Living space 193 m²

Living room surface 63 m²

Land surface 1013 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 139

Condominium fees 35 €/mois

Share of expenses 420 €

COMPOSITION

Number of rooms 7

Number of bedrooms 5

Toilets count 4

Washrooms 4

Terrace 1

DPE/GES

DPE 16

GES 13

APPENDIX

Parking couvert

Parking space 1

Videophone Non

SERVICES

Air conditioning Yes

Kitchen américaine

Swimming-pool Yes



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SAS au capital de 100.000 euros

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