



Villa

BOUILLANTE (971)

668 000 €*

* Agency fees to be paid by the seller



175 m²



7 pièce(s)



6 chambre(s)

PROPERTY DESCRIPTION

BOUILLANTE, privileged area, I offer you this pretty SEA VIEW villa, its swimming pool area with cabin, its two separate entrances with automated gates, its garage and its T3 on a flat, enclosed and wooded plot of 1400 m². With a beep, the automated gate opens and you park your car under a covered shelter. Possibility of parking 6 cars. All access points are well concreted and paved with Bavarian stone. A garage used for DIY where you can park a car. You enter the main house through an entrance hall with office area and TV lounge, equipped and furnished open-plan kitchen, all opening onto a large covered terrace of 45 m² with sports area and jacuzzi, this is where we live ... you are at this level in a tropical atmosphere and you can see the sea... 3 air-conditioned bedrooms in the house and an office which can be the 4th extra bedroom. Two large bedrooms each with their own bathroom and toilet, the 3rd bedroom is upstairs with a balcony and sea view. Separate guest toilet. The plus, a large separate T3 of 65 m², you access it by an external staircase and will benefit from the superb sea view. You enter an equipped and fitted kitchen with living room and its deck terrace of 16 m². 2 air-conditioned sleeping areas share a bathroom with toilet. It is sold furnished and equipped. EXCELLENT RENTAL REPORT Possibility of connecting the T3 to the house via the bedrooms and the 3rd bedroom on the first floor of the main house if you want to make it just one main house. For the exterior part, you access a pool house with its 8 x 4 swimming pool, outdoor shower and its cabin, ideal for entertaining or for your tenants. Very cocooning, the space is closed and secured by an aluminum gate. Second automated gate to access T3 with private space for a car. Outdoor equipment: drinking water reserve 2000L ACS on booster pump, rainwater recovery 3300 L on booster pump for toilet supply, washing machines, watering, vehicle washing, 1000 L rainwater in gravity for watering, solar hot water 500 L. Shelter garden. Very beautiful tropical vegetation, flowers, mangoes, soursops, lemons, avocados, coconuts, bananas, papayas. ALU roller shutters for closing. Note that the swimming pool is equipped for PMR as well as one of the bedrooms in the main house. Secure and very quiet area, without passage, street end in a dead end near the beaches (on foot if you are sporty), shops, doctors, pharmacies, restaurants. Were you looking for her? I found it for you... So call me... Photos on my site <https://www.capifrance.fr/conseillers/laurence.werner> Laurence WERNER, Your Real Estate Advisor in Guadeloupe Prestige Specialist for 10 years. 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!



Laurence WERNER

BAIE-MAHAULT (97122)

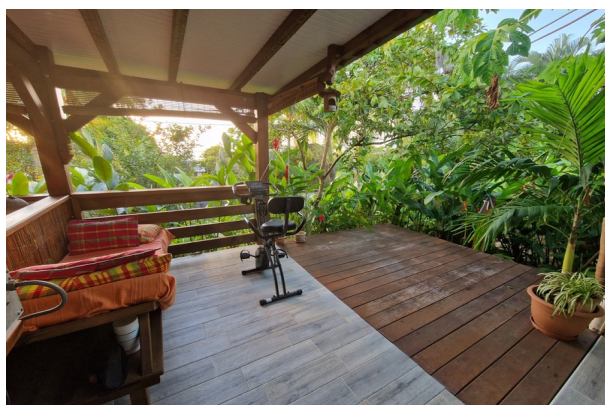
Agent

RSAC : 793 852 104 00017

Courts service city :
POINTE A PITRE

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 848575

Property type Villa

View Vue dégagée, sur Jardin, sur Mer, sur Piscine

SURFACES

Living space 175 m²

Land surface 1400 m²

COMPOSITION

Number of rooms 7

Number of bedrooms 6

Toilets count 3

Washrooms 3

Terrace 1

APPENDIX

Parking extérieur

Parking space 1

Garage 1

Videophone Non

SERVICES

Kitchen américaine

Swimming-pool Yes



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