



Architect Villa

SAINTE ANNE (971)

**995 000 €\***

\* Agency fees to be paid by the seller



405 m<sup>2</sup>



7 pièce(s)



5 chambre(s)

## PROPERTY DESCRIPTION

Laurence WERNER offers you in SAINTE ANNE, a privileged area, a superb SEA VIEW villa and its beach on foot with swimming pool and studio at the bottom of the villa, all on a very beautiful flat enclosed and wooded plot of 1200 m<sup>2</sup>. Another very beautiful villa that I offer you with its large living room and open plan kitchen, all open onto a large deck and its swimming pool which plunges into the sea... 4 bedrooms in the house: A master opening onto the terrace and the swimming pool with shower room and dressing room. 2 bedrooms with shower room and toilet. The 4th is a large room in the attic above the living room. It can be an office, children's playroom or sports room. All rooms are air conditioned. Plus, a T2 at the bottom of the villa to accommodate the family or rent. Complete basement very well equipped with garage, workshop, office and cellar. Cistern and group. Automated portal. In a dead end, you can go to the beach on foot. Close to shops and schools. Everything is there, so come and visit it! Additional information and photos after telephone interview, call me... My site <https://www.capifrance.fr/conseillers/laurence.werner> Laurence WERNER, Your Real Estate Advisor in Guadeloupe. Fees are the responsibility of the seller.

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!



**Laurence WERNER**

**BAIE-MAHAULT (97122)**

Agent

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POINTE A PITRE

**06 90 07 15 34**

## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 852222

Property type ..... Architect Villa

Year of construction ..... 1999

Vue dégagée, Panoramique, sur Jardin, sur Mer, sur  
Piscine

### SURFACES

Living space ..... 405 m²

Surface Carrez Law ..... 300 m²

Living room surface ..... 79 m²

Land surface ..... 1147 m²

### COMPOSITION

Number of rooms ..... 7

Number of bedrooms ..... 5

Toilets count ..... 4

Washrooms ..... 4

Terrace ..... 1

### APPENDIX

Parking ..... extérieur

Parking space ..... 1

Garage ..... 1

Videophone ..... Non

### SERVICES

Kitchen ..... aménagée

Swimming-pool ..... Yes



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