



House

BAIE MAHAULT (971)

**515 000 €\***

\* Agency fees to be paid by the seller



150 m<sup>2</sup>



5 pièce(s)



3 chambre(s)

## PROPERTY DESCRIPTION

Laurence WERNER offers you at Convenience this pretty Creole style house of 150 m<sup>2</sup> including terraces, 3 bedrooms and a mezzanine on 1000 m<sup>2</sup> of land for swimming pool and possibility of adding a bungalow. 3 bedrooms in the house including a master with dressing room and bathroom, the other two with cupboards share a bathroom and a separate toilet. A mezzanine can be used as an office, a playroom for children or a guest bedroom. All rooms are air-conditioned, including the living room. Very pleasant with its high frame. All the windows are aluminum and security, electric aluminum roller shutters for the living room and wooden shutters for other rooms to keep the Creole side. Large galleries surround the house and two bedrooms, the master of which overlook the gallery. A large flat plot of land will allow you to add a swimming pool, a bungalow and a carport at the entrance to the land for your cars. Automated gate and pedestrian entrance. Micro-station meets standards. No water cut in the sector. Completely renovated and modernized, kitchen, bathrooms and toilets renovated. Dressed all in white, come and drop off your suitcases in this pretty cast concrete house. Your children will be able to go to school on foot, you will also have all the local shops on foot. In a secure and dead-end development. You know me for selling houses in excellent condition, this is another one of them. So, call me... Laurence WERNER Your Real Estate Advisor CAPIFRANCE Prestige Specialist Guadeloupe for 10 years <https://www.capifrance.fr/conseillers/laurence.werner> 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 ..... 853121

Property type ..... House

Year of construction ..... 1999

View ..... Vue dégagée, sur Jardin

### SURFACES

Living space ..... 150 m²

Surface Carrez Law ..... 100 m²

Land surface ..... 1000 m²

### COMPOSITION

Number of rooms ..... 5

Number of bedrooms ..... 3

Toilets count ..... 2

Washrooms ..... 2

Terrace ..... 1

### APPENDIX

Parking ..... extérieur

Parking space ..... 1

Videophone ..... Non

### SERVICES

Kitchen ..... aménagée



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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