



## Appartement T3 de 94 m<sup>2</sup> avec terrasse de 45 m<sup>2</sup> et vue dégagée



### Στοιχεία μεσίτη

|                  |                                                                                                  |
|------------------|--------------------------------------------------------------------------------------------------|
| Όνομα:           | ArKadia                                                                                          |
| Όνομα εταιρείας: |                                                                                                  |
| Χώρα:            | United Kingdom                                                                                   |
| Τηλέφωνο:        |                                                                                                  |
| Languages:       | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Στοιχεία καταχώρησης

|              |                |
|--------------|----------------|
| Ακίνητο για: | Πώληση         |
| Τιμή:        | USD 346,196.61 |

### Τοποθεσία

|                       |            |
|-----------------------|------------|
| Χώρα:                 | Guadeloupe |
| Ταχυδρομικός κωδικός: | 97118      |
| Δημοσιεύθηκε:         | 04/06/2025 |
| Περιγραφή:            |            |

If you're looking for a property that combines space, natural light, character architecture, and strategic location in Saint-François, allow me to introduce this rare ground-floor 2-bedroom apartment, perfectly suited for a quality investment or a serene island lifestyle.

#### ?? A Prime Setting with Caribbean Charm

Nestled in a private residence of just 6 units, this apartment is part of a fully renovated architect-designed villa, located along the highly sought-after Tourist Road of Saint-François, just minutes from the beaches, golf course, marina, and restaurants.

The residence offers a recently completed saltwater pool, secured gated access, private parking, an individual storage room, and a 2600L backup water tank to ensure continuous comfort.

#### ? Spacious, Comfortable Interior – 94 m<sup>2</sup> + 45 m<sup>2</sup> Terrace

This ground-floor apartment includes:

A generous 55 m<sup>2</sup> living area, with open-plan kitchen space (to be installed), filled with natural light

A 45 m<sup>2</sup> wooden terrace, fully sunlit all day, with hurricane-rated electric shutters and double access from the living room

Two air-conditioned bedrooms, each with a private bathroom featuring a walk-in Italian shower and modern vanity



A separate toilet

? Completely renovated infrastructure: new electrical and plumbing systems under 10-year building warranties, offering long-term peace of mind.

? Presentation video available upon request

A refined, secure property in an ideal location — perfect as a primary residence, vacation home, or smart rental investment in Guadeloupe.

Κατασκευάστηκε: 1976

## Κοινά

Κρεβατοκάμαρες: 2  
Μπάνια: 2  
Τελειωμένα τετραγωνικά πόδια: 94 τ.μ

## Room details

Total rooms: 3

## Building details

Parking: Ναι

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/AGHX-T647101/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T647101/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1484833

