



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



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 346,196.61

### Location

Country: Guadeloupe  
ZIP code: 97118  
Posted: Jun 04, 2025

### Description:

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.

Built: 1976

## Common

Bedrooms: 2  
Bathrooms: 2  
Finished sq. ft.: 94 sq m

## Room details

Total rooms: 3

## Building details

Parking: Yes

## Lease terms

Date Available:

## Additional information

Website URL: [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

