



## Magnifique appartement T3 80 m<sup>2</sup> lumineux



### 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 197,146

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Agen
Ταχυδρομικός κωδικός:	47000
Δημοσιεύθηκε:	18/02/2026

### Περιγραφή:

Located in a Haussmann-style building, just a short walk from the train station and the city center, this 3-room duplex apartment of approximately 80 m<sup>2</sup> is on the third and top floor. It features a bright living room, an independent kitchen, two bedrooms each equipped with two motorized Velux windows, a bathroom, and a separate WC. A basement storage room completes the property.

Its prime location, close to amenities and transport, makes it ideal as a main residence, a pied-à-terre, or a rental investment.

Additionally, the furniture can be offered separately for an estimated value of €3,500, including beds, a table with eight chairs, a sofa and coffee table, a TV unit with television, microwave, refrigerator, washing machine, as well as dishes, cutlery, and various decorative items.

The apartment is in good overall condition and benefits from excellent natural light thanks to its top-floor position. Heating is electric. The building has neither an elevator nor private parking.

Κατασκευάστηκε:	1880
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### Κοινά

Κρεβατοκάμαρες:	2
Μπάνια:	1
Τελειωμένα τετραγωνικά	80 τ.μ



πόδια:

Floor Number: 3

## Room details

Total rooms: 3

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 226

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/AGHX-T710453/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T710453/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1605376

