



## Maison 107 m<sup>2</sup> 3 chambres, 1 bureau, double garage



### Info Agente

Nombre:	ArKadia
Nombre empresa:	
País:	Reino Unido
Teléfono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 330,105.06

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Agén
Código postal:	47000
Publicado:	07/02/2026

### Descripción:

Contemporary 107 m<sup>2</sup> house ideally located in a quiet area, offering unobstructed views and a privileged living environment on a buildable plot of approximately 1,600 m<sup>2</sup>. Designed for comfort and practicality, it features a bright through-living room, a fully equipped kitchen, a laundry room, three bedrooms including a master suite with dressing room, an office, a shower room, and a double garage with internal access.

The house is equipped with an air-to-air heat pump (2019), a 251 L thermodynamic water heater (2024), a Flamme Verte pellet stove (2017), a hygroscopic B ventilation system (2017), and reversible air conditioning. It also has an efficient autonomous sewage system with a micro-treatment plant. The Energy Performance Certificate (DPE) A reflects the efficiency of its modern installations.

Annual energy costs remain low, estimated between €570 and €840, and the plot offers the possibility to install a swimming pool or create outdoor living spaces according to your wishes.

Fabricado:	2017
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### Común

Dormitorios:	3
Pies cuadrados terminados:	107 m <sup>2</sup>
Tamaño del lote:	1657 m <sup>2</sup>



## Room details

Total rooms: 5

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 66

## Lease terms

Date Available:

## Información adicional

URL sitio web: [http://www.arkadia.com/AGHX-T707310/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T707310/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1583324

