



Immeuble hyper centre Agen



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 1,356,273.46

Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Agén
Código postal:	47000
Publicado:	08/04/2026

Descripción:

Located on the main axis of the town centre.

Condominium complex with no charges. An R+4 building and an R+3 building with a total of 7 unfinished floors for a total surface area of 1235 M².

A courtyard at the heart of the R+1 block separates the two buildings.

The area has been awarded the Coeur de ville, ORT and ZPPAUP labels. Possibility of using the following schemes with the land deficit: *Malraux - 22% tax reduction on works up to a maximum of €400,000 over 4 years. Loan interest deductible from property income. 9-year commitment to rent as an unfurnished principal residence, with no restrictions on tenants' income or rent ceilings. There are 2 types of operation: under the VIR law (sale of a building to be renovated) or under an ASL (association syndicale libre). *Normandy: unfurnished, unfurnished rental for 6, 9 or 12 years. Work representing at least 25% of the cost of the transaction (purchase of the property, amount of work and notary fees included) up to a maximum limit of 300,000 euros.

Fabricado:	1900
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Común

Pies cuadrados terminados:	984 m ²
Tamaño del lote:	365 m ²



Lease terms

Date Available:

Información adicional

URL sitio web:

http://www.arkadia.com/AGHX-T680525/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID:

1547019

