



## Maison 81 m<sup>2</sup> 2 chambres - bureau et garage



### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 249,426.93

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Agen
Cap:	47000
Pubblicato:	12/02/2026

### Descrizione:

Single-storey house of 81 m<sup>2</sup>, fully renovated with charm and modern comfort.

The property comprises two bedrooms, an office accessible from one of the bedrooms and also benefiting from an independent external access, a bathroom with both bathtub and shower, separate WC, and an open-plan kitchen leading onto the living room.

Modern features include fibre-optic internet, double glazing, and attic insulation, ensuring excellent energy efficiency.

Outside, you will enjoy a storage garage and a 24 m<sup>2</sup> workshop, ideal for creative activities or storage, as well as a wine cellar. The garage, too narrow to accommodate a car, remains perfectly suitable for storage purposes.

An above-ground swimming pool measuring 2 x 4 m completes this property.

Costruito:	1954
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### Comune

Camere da letto:	2
Bagni:	1
Finito piedi quadrati:	81 mq



Dimensione del lotto: 503 mq

## Room details

Total rooms: 4

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 236

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/AGHX-T701382/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T701382/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1588249

