



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



### 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 196,541.84

### Posizione

Nazione: France  
Stato / Regione / Provincia: Nouvelle-Aquitaine  
Città: Agen  
Cap: 47000  
Pubblicato: 18/02/2026

### Descrizione:

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.

Costruito: 1880

### Comune

Camere da letto: 2  
Bagni: 1  
Finito piedi quadrati: 80 mq



Floor Number: 3

## Room details

Total rooms: 3

## Energy efficiency

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

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [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

