



## Très belle maison de ville 5 chambres hyper centre



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 395,423.47

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Agen
Postcode:	47000
Geplaatst:	02-02-2026

### Omschrijving:

A rare find on the market: Discover this exceptional property located just steps from the vibrant covered market. This home perfectly blends historic character with a high-end contemporary renovation. Ideally situated 10 minutes from the train station and 1h15 from Toulouse-Blagnac Airport, this residence is ready for its new family.

### Bright & Generous Living Spaces

From the ground floor, you will be captivated by the 45 sqm open-plan living area. This bright, dual-aspect space features a cozy lounge and a dining area connected to a modern, fully-equipped kitchen, all opening seamlessly onto the outdoor space.

### Comfort & Privacy Across Three Levels

1st & 2nd Floors: 4 spacious bedrooms and 2 shower rooms with separate toilets.

Top Floor: An exclusive 5th bedroom opening onto a private rooftop terrace overlooking the peaceful interior courtyard.

### Outdoor Living & Relaxation

The exterior is designed for leisure, featuring an inviting terrace that leads to a spacious workshop. The highlight? A second sun-drenched terrace atop the workshop—a true haven of peace featuring a private spa.



## Key Features

Energy & Comfort: Double glazing, gas heating + heat pump.

Connectivity: High-speed fiber-optic internet.

Condition: High-quality recent renovation, turnkey condition (no work required).

Annual Property Tax: €1,565

Gebouwd: 1940

## Algemeen

Slaapkamers: 5

Badkamers: 2

Afgewerkte vierkante meter: 160 m<sup>2</sup>

Lot Afmeting: 152 m<sup>2</sup>

## Room details

Total rooms: 7

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 71

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/AGHX-T704578/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T704578/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1595097

