



## Hypercentre Agen, 3 chambres, garage & jardin



### 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:	EUR 198,500

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Agen
Postcode:	47000
Geplaatst:	08-04-2026

Omschrijving:

Character house in the heart of Agen with garage and outdoor space

Ideally located in the very center of Agen, within immediate proximity to shops, schools, and public transport, this character property offers approximately 127 sqm of living space and great potential after renovation.

The house benefits from a garage as well as a pleasant private garden, a real asset in the city center.

On the ground floor, you will find an entrance leading to a bright living area with an open-plan kitchen, a shower room with WC, and a charming patio bringing in natural light.

The first floor features two bedrooms, including a spacious one with a water point, as well as a bathroom with WC.

On the top floor, a large room of approximately 67 sqm with a water point offers numerous layout possibilities (master suite, workspace, leisure area, etc.).

Significant renovation work is required (electricity, plumbing, bathrooms, kitchen, windows and doors, insulation, heating, finishes), offering the opportunity to fully unlock the potential of this rare city-center property.

Gebouwd:	1800
----------	------



## Algemeen

Slaapkamers:	3
Badkamers:	2
Afgewerkte vierkante meter:	127 m <sup>2</sup>
Lot Afmeting:	167 m <sup>2</sup>

## Room details

Total rooms:	4
--------------	---

## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	191
--	-----

## Building details

Parking:	Ja
----------	----

## Lease terms

Date Available:

## Additionele informatie

Website URL:	<a href="http://www.arkadia.com/AGHX-T725199/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/AGHX-T725199/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
--------------	---

## Contact information

IMLIX ID:	1634887
-----------	---------

