



## Immeuble hyper centre Agen



### Agent Info

Name: ArKadia  
 Company Name:  
 Country: United Kingdom  
 Phone:  
 Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
 Price: USD 1,353,023.42

### Location

Country: France  
 State/Region/Province: Nouvelle-Aquitaine  
 City: Agen  
 ZIP code: 47000  
 Posted: Apr 08, 2026

Description:  
 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 M<sup>2</sup>.  
 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.

Built: 1900

### Common

Finished sq. ft.: 984 sq m  
 Lot Size: 365 sq m



## **Lease terms**

Date Available:

## **Additional information**

Website URL:

[http://www.arkadia.com/AGHX-T680525/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T680525/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID:

1547019

