



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



### Informações do Revendedor

Name:	ArKadia
Nome da Empresa:	
País:	Reino Unido
Telefone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 197,146

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Agen
CEP:	47000
Adicionado:	18/02/2026

#### Informação adicional:

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.

Construído:	1880
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### Comum

Quartos de dormir:	2
Banheiro:	1
Pés quadrados acabados:	80 m <sup>2</sup>



Floor Number: 3

### Room details

Total rooms: 3

### Energy efficiency

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

### Lease terms

Date Available:

### Informação adicional

URL do site: [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

