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House for sale near Agen in Lot-et-Garonne

Agen , Lot-et-Garonne , Nouvelle Aquitaine



€165,800

inc. of agency fees

3 Beds 127 sqm 0.01 ha

Come and visit your Eleonor agency to discover this building, ideal for investors, comprising three T2 flats and a garage. Each of...

At a Glance

Reference MFH-AES11806-MO

Near to Agen

Price €165,800

Bed 3

Pool No

Hab.Space 127 sqm

Land 0.01 ha

Land Tax N/A

Property Description

Come and visit your Eleonor agency to discover this building, ideal for investors, comprising three T2 flats and a garage. Each of the 43 m² flats has an identical layout: an entrance hall leading to a bedroom, a separate kitchen, a large, bright living room, a shower room and a separate toilet. The 35.50 m² garage completes the property. Formerly rented:- Flat: €440 per month, giving a total of €1,320 per month- Garage: €70 per month Each flat is individually metered for electricity and gas, and sub-metered for water, to facilitate management of shared utilities. Translated with DeepL.com (free version)

Summary

Property type:	House
Bedrooms:	3
Price	€165,800

Key Information

Internal Area:	127 sqm
Land Area:	0.01 ha
Floor:	3

Location: Nouvelle Aquitaine



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Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

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S. and L. BROWN



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