

New 3bed apartment (105 m ) with terrace and private garden in elegant and bright residence.



## INFORMATION

Town:	Villeneuve-lès-Avignon
Department:	Gard
Bed:	3
Bath:	2
Floor:	105 m2
Outside Space:	75 m2

## IN BRIEF

This new program with exceptional architecture offers 7 different size apartments from 1bed to 4bed flats, will be delivered at the end of the 2nd quarter of 2025.

Situated 8 minutes by car from Avignon city centre, 15 minutes from Avignon TGV station, 25 minutes from Avignon airport and 55 minutes from Marseille Provence airport, 45 minutes from Nîmes or Arles by motorway, 1 hour 10 minutes from Marseille and 1 hour from Montpellier by motorway.

## ENERGY - DPE

DPE not required.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

## DESCRIPTION

This new residence with heated swimming pool and private garden is built on a green hill located on the banks of the Rhône. Contemporary building with material of high nobility. Apartments with large openings and extend onto generous covered terraces offering beautiful views of the gardens.

Villeneuve lès-Avignon offers an ideal living environment under the sun of Provence. This lively and dynamic district also has several renowned schools within a ten-minute walk, as well as unique sports facilities, such as the authentic Tennis Club of the city, nestled in the heart of a century-old pine forest.

Lively throughout the year, it offers a rhythmic agenda between local markets and cultural events... Located on the banks of the Rhône, Villeneuve-lès Avignon has a privileged location at the gates of the major cities of the South of France. One hour to reach Marseille or Montpellier thanks to rail transport.

New build property in France represents an excellent opportunity for property investors due to the generous 20% of the property price Vat rebate that is available to those opting to rent out their property and also the reduced notary fees applicable to new-build.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe habitation:** EUR

## NOTES