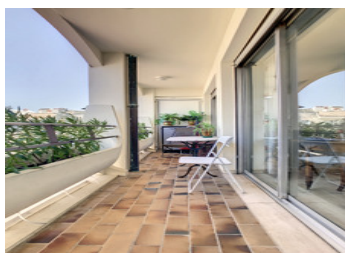


Avignon Intra-muros. 3-room flat of 64 m with terrace in a building with lift, garage, cellar



INFORMATION

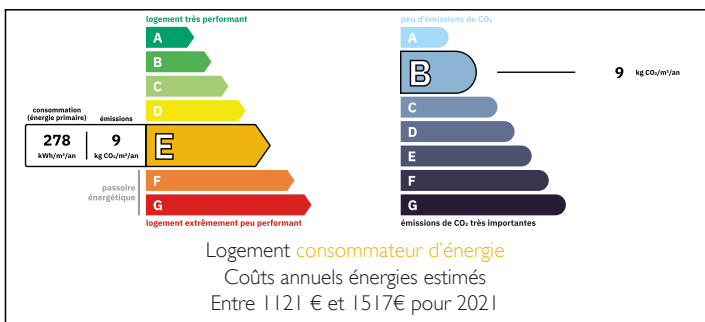
Town:	Avignon
Department:	Vaucluse
Bed:	2
Bath:	1
Floor:	64 m2
Outside Space:	5 m2



IN BRIEF

NEW APPARTEMENT. Avignon intramuros. Just a few steps from the famous Place de l'Horloge and its Opera House, opposite the Palais des Papes. A great opportunity for this luxury 64 m² 3-room flat. Bright, comfortable and functional, it offers a privileged living environment in a residence equipped with a lift and enclosed garages.

ENERGY - DPE



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

Welcome to this beautiful flat on the 4th floor of a popular luxury residence.

With a floor area of 64m², this spacious 3-room apartment boasts uninterrupted views and a wealth of features:

- sought-after location 2 steps from the Palais des Papes
- Secure residence with lift
- Very quiet location
- Local shops, restaurants, museums and transport links
- Terrace
- Lock-up garage

The rooms are laid out in a functional and optimal way, offering a comfortable and convivial living space that has been renovated to suit the latest tastes.

The large windows allow natural light to flood into every room, creating a warm atmosphere.

Living room, separate fitted kitchen, 2 bedrooms (1 of which currently opens onto the living room), modern shower room, separate WC.

Hot water included in utilities.

Co-owned building of 400 units

Provisional annual charges: 1656€

Information about risks to which this property is exposed is available on the Géorisques website :

<https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1947 EUR

Taxe habitation: EUR

NOTES