

Avignon city centre—Stunning one-bedroom flat (55 m) with large balcony in a prestigious residence with lift



EXCLUSIVE

INFORMATION

Town:	Avignon
Department:	Vaucluse
Bed:	1
Bath:	1
Floor:	55 m2
Outside Space:	11 m2

IN BRIEF

Located within the historic city walls of Avignon, just a short walk from shops and local amenities, this superb one-bedroom apartment of 55 sq. m is set on the second floor of a secure, well-maintained residence with lift access.

Benefiting from an east–west aspect, the property enjoys abundant natural light throughout the day and offers a warm, welcoming atmosphere.

The spacious and bright living area features a fully fitted open-plan kitchen and opens onto a large balcony through two wide patio doors – an ideal space to relax or entertain.

The sleeping area includes a comfortable double bedroom, a modern bathroom, and a separate WC, ensuring maximum comfort for everyday living.

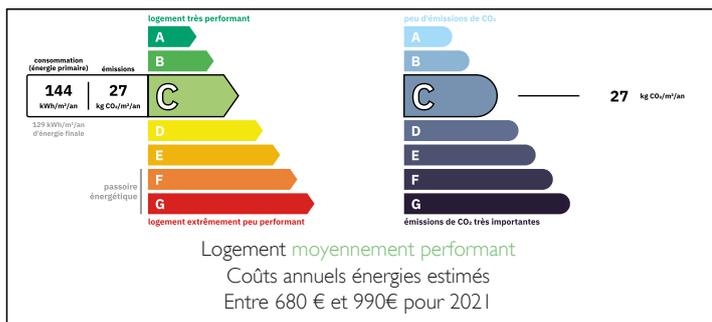
Additional features include double glazing, gas

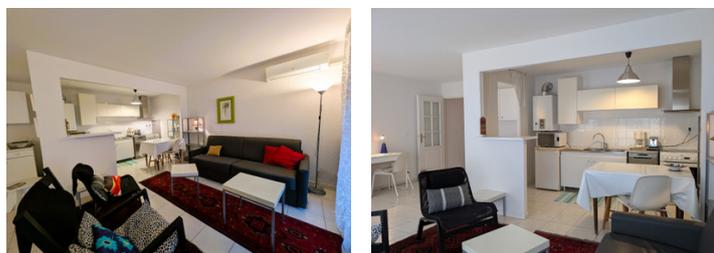
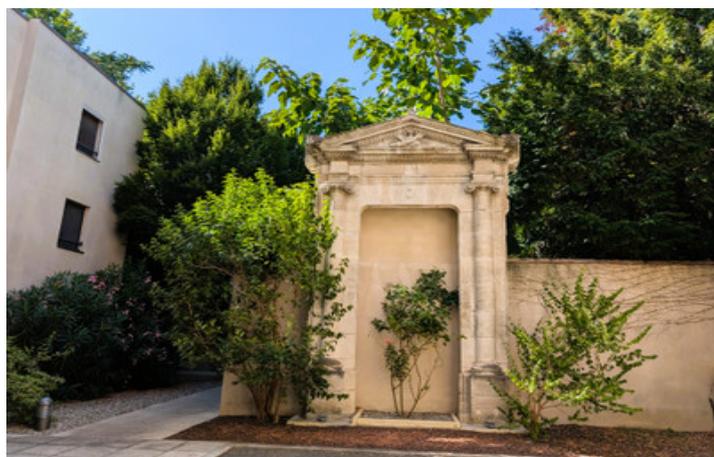
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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



ENERGY - DPE





DESCRIPTION

This bright, elegant and functional apartment makes a perfect main residence or pied-à-terre in the very heart of Avignon's historic centre.

There is the possibility to purchase a private, lock-up garage located in the basement of the residence.

Property tax: €1,332 per year

Service charges: €130 per month

The historic centre of Avignon, listed as a UNESCO World Heritage Site, is renowned for its medieval architecture, picturesque streets, and the iconic Palais des Papes.

Avignon also hosts the world-famous Avignon Festival each year, attracting numerous visitors and creating strong seasonal demand for short-term rentals throughout the year.

The city enjoys excellent transport connections, with a comprehensive public transport network and a TGV high-speed train station offering direct links to major French cities — including Montpellier, Marseille, and Lyon in under 1 hour 20 minutes, and Paris in just 2 hours 40 minutes.

LOCAL TAXES

Taxe foncière: 1332 EUR

Taxe habitation: EUR

NOTES

Co-owned building of 1 units

Provisional annual charges: 1600€

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