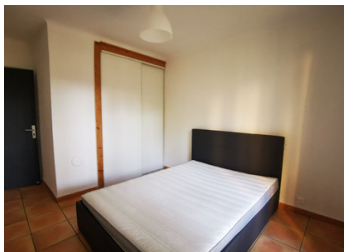


"Don't miss it! Avignon extra-muros, bright 39 m T2 with 2 balconies, renovated, furnished on 1st floor"



INFORMATION

Town:	Avignon
Department:	Vaucluse
Bed:	1
Bath:	1
Floor:	39 m2
Outside Space:	4 m2

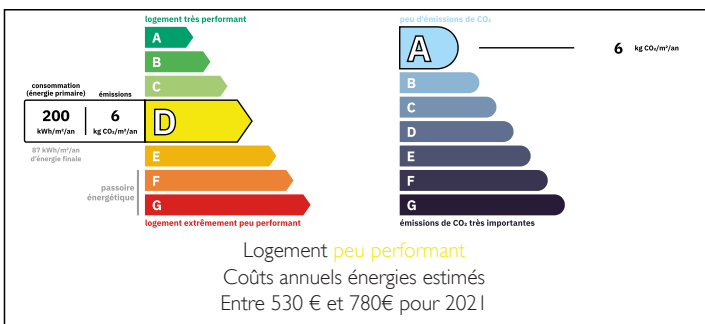
IN BRIEF

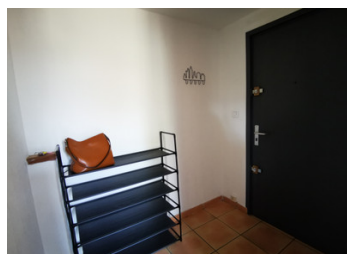
NEW - Charming bright apartment in Avignon Extra-Muros, fully renovated and furnished. Discover this delightful 39 m² T2 apartment, ideally located in Avignon extra-muros. On the 1st floor of a secure, well-kept residence, this property enjoys a privileged location offering tranquility and privacy. East-west through layout. Welcoming living room - kitchen with direct access to a balcony, perfect for relaxing. One bedroom with built-in closet for easy storage. Separate shower room and WC. Additional benefits : Parking spaces: a considerable advantage in this neighborhood. Private cellar: for additional storage space. Quiet, pleasant residence. Shops nearby, Quiet, charming, that's what you'll feel when you walk through the door of this apartment. A fine investment product. To discover!

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.

ENERGY - DPE





DESCRIPTION

Fitted kitchen with cooker hood and hob, fridge, washing machine.

Separate shower room and toilet

Bedroom with cupboard

Cellar

Parking space

Reversible air-conditioning

Monthly utilities: 40 euros.

Property tax: approx. 450 euros

Avignon's historic center, a UNESCO World Heritage Site, is much appreciated for its medieval architecture, picturesque alleyways and famous Palais des Papes. Every year, Avignon hosts the famous Festival d'Avignon, attracting large numbers of visitors. This creates a seasonal demand for short-term rentals, particularly during the festival period. The city is very accessible thanks to its public transport network and TGV station, which offers fast connections to other major French cities, such as Montpellier, Marseille and Lyon, less than 1h20 away, and 2h40 from Paris.

Co-owned building of 1 units

Provisional annual charges: 480€

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

LOCAL TAXES

Taxe foncière: 776 EUR

Taxe habitation: EUR

NOTES