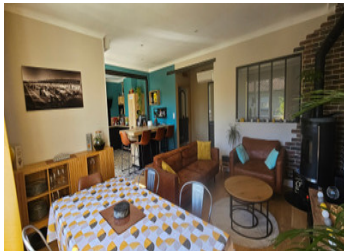
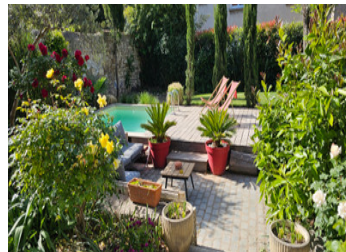
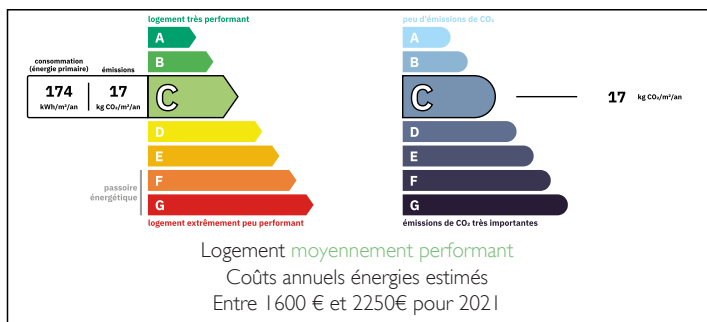


153 m contemporary house including a T2 apartment on 396 m of wooded land with garage in Avignon



## ENERGY - DPE



## INFORMATION

Town:	Avignon
Department:	Vaucluse
Bed:	4
Bath:	3
Floor:	153 m <sup>2</sup>
Plot Size:	396 m <sup>2</sup>

## IN BRIEF

Welcome to this beautiful contemporary house, entirely renovated to 153 m<sup>2</sup> including a T2 apartment with swimming pool, garden and garage on a 396 m<sup>2</sup> south-facing plot.

Sheltered from view, the house has been cleverly positioned to take full advantage of the outdoor spaces, including the heated swimming pool and its wooden solarium terrace, its large stone terrace and its wooded garden.

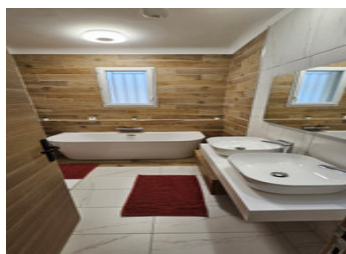
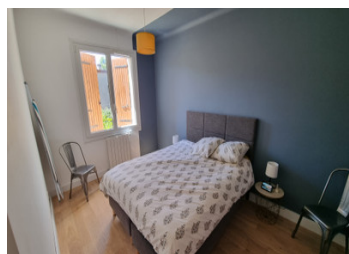
This impeccably maintained property offers:

Upstairs 105 m<sup>2</sup> of living space:

- \* A modern, convivial kitchen with an island opening onto a living room with a warm atmosphere and wood-burning stove.
- \* Two comfortable bedrooms
- \* Bathroom with double basins, bath and shower
- \* Separate WC
- \* A master bedroom with dressing room and shower room with Italian shower and wc

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

First floor;

- \* A 38 m<sup>2</sup> T2 apartment offers a living room with a fitted kitchen, a bedroom opening onto the garden, a shower room with Italian shower and toilet.
- \* A games room, a storeroom
- \* A garage/workshop

This contemporary house, entirely renovated with quality materials, offers 153 m<sup>2</sup> of living space combining aesthetics, comfort and functionality.

From the living room and kitchen, a staircase leads directly to the garden.

Everything has been thought of for your relaxation, with optimized outdoor spaces: a wooden solarium terrace, a large stone terrace and a beautiful landscaped garden with trees,

The garden benefits from a borehole and automatic watering.

The house is equipped with double glazing and reversible air conditioning for year-round comfort.

In a quiet location, this quality-of-life family home is just a 15-minute walk from the ramparts and the SNCF train station, and a 10-minute drive from the TGV station. It also benefits from quick access to major roads and schools.

This property is perfectly suited to a family, and the T2 apartment is ideal for hosting guests or providing an attractive source of rental income with student or seasonal rentals, or for enjoying the famous Avignon festival.

The house boasts a good energy rating (DPE class C), reflecting solid insulation and efficient energy use — a real asset for both comfort and cost savings.

Avignon hosts the famous Avignon Festival every year, attracting many visitors. This creates a seasonal demand for short-term rentals throughout the year.

## LOCAL TAXES

**Taxe foncière: 2089 EUR**

## NOTES