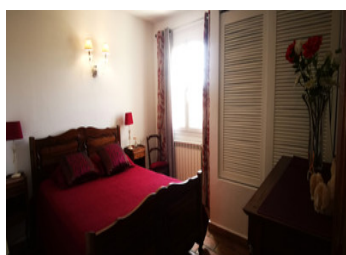
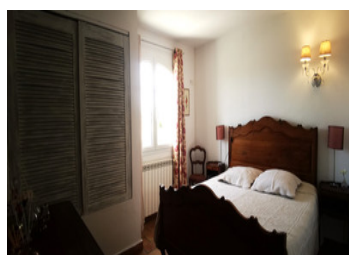
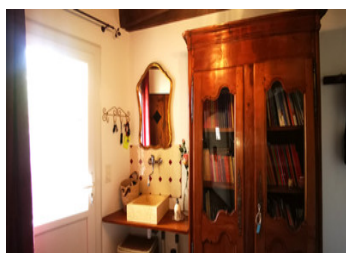
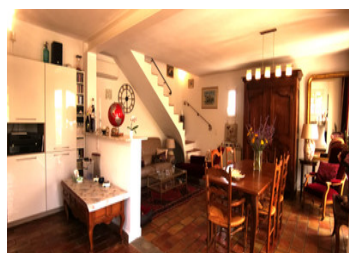


“Let yourself be charmed! Superb 102 m Provencal country house combining authenticity, comfort, plot 222 m



## INFORMATION

Town:	Avignon
Department:	Vaucluse
Bed:	2
Bath:	1
Floor:	102 m2
Plot Size:	222 m2



## IN BRIEF

Welcome to this Provencal bastide, built in keeping with local traditions and featuring a south-facing terrace.

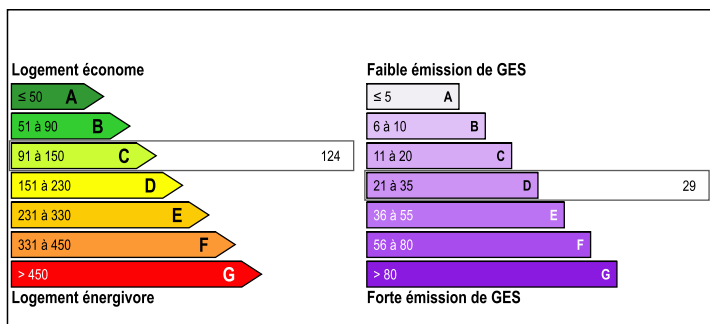
On the first floor, you'll find a fully equipped kitchen opening onto a living room.

Upstairs you'll find two comfortable bedrooms, a dressing room and a bathroom with walk-in shower.

You'll be seduced by the authentic charm of this bastide, with its parefeuille floors, double glazing for optimum insulation and reversible air conditioning for comfort in all seasons.

A small 20 m<sup>2</sup> outbuilding offers numerous possibilities for extension or conversion to suit your needs.

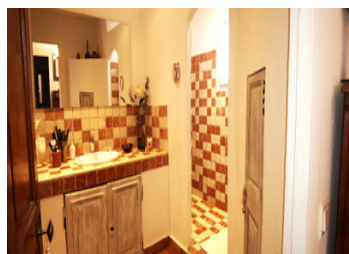
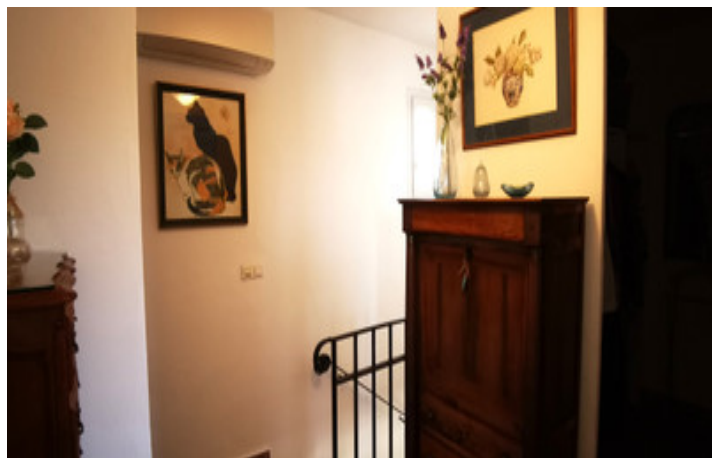
## ENERGY - DPE



Situated in a peaceful neighborhood close to

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

Montfavet, a charming village south-east of Avignon, offers an exceptional quality of life.

Located just 5 km from Avignon's historic center, it combines proximity to the hustle and bustle of Avignon with a peaceful, leafy setting.

□□ □□ □□

Montfavet is ideally situated between the A7 and D900 highways, providing rapid access to neighboring towns such as Marseille, Nîmes and Salon-de-Provence.

What's more, Montfavet has excellent public transport links with Avignon city center in just 20 minutes.

You can also reach Montfavet via the local SNCF train station, where several regional trains serve Avignon TGV, Sorgues.

□□ □□ □□

One of Montfavet's greatest assets is its unspoilt natural environment.

With the Chemin des Broquetons, numerous parks and green spaces, and the banks of the Durance, it's the ideal setting for family walks, sporting activities and moments of relaxation.

□□

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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 foncière:** **1390 EUR**

**Taxe habitation:** **EUR**

## NOTES