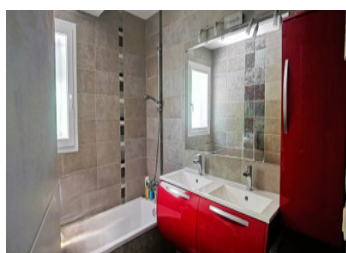
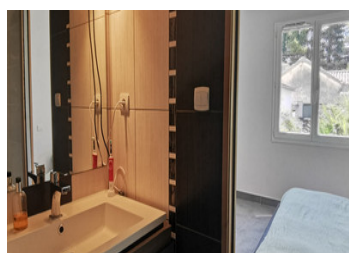
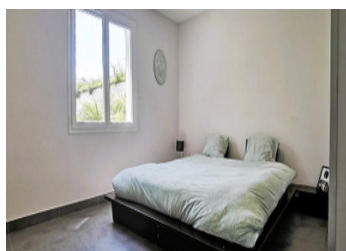
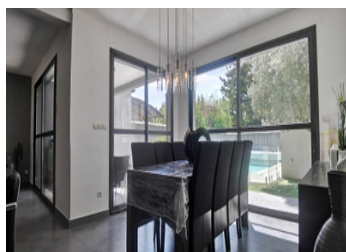
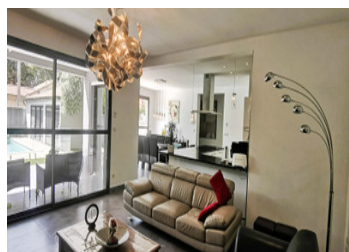


Contemporary house 135 m² with pool, pool-house and garage on a 545 m² plot in Avignon



INFORMATION

Town:	Avignon
Department:	Vaucluse
Bed:	3
Bath:	2
Floor:	135 m ²
Plot Size:	545 m ²



IN BRIEF

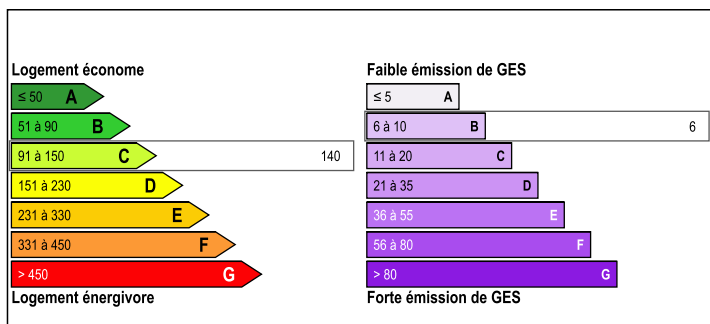
Discover this magnificent contemporary single-storey house of 135 m², facing south on a 545 m² plot with a hundred-year-old olive tree and palm trees.

The house features a vast, bright and welcoming 56 m² living room, including a fully-equipped open-plan kitchen and adjoining pantry.

There are three comfortable bedrooms, including a master suite with dressing room and walk-in shower, as well as an office, bathroom and separate toilet with washbasin.

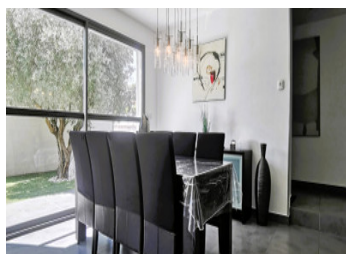
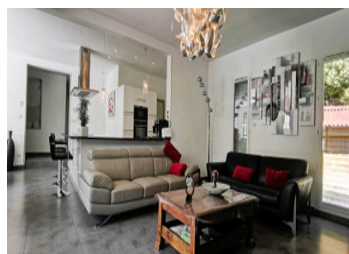
For your moments of relaxation, enjoy a beautiful 8m x 4m secure, heated swimming pool, bordered by a printed concrete deck.

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.



LOCAL TAXES

Taxe foncière: 2355 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

A 27 m² air-conditioned pool-house completes the outdoor space, with a fully-equipped summer kitchen, shower room and toilet.

An adjoining 18 m² garage, including the pool equipment room, completes this property

To the rear of the house, a paved terrace with a small vegetable garden and a 12 m² wooden shed.

A private driveway provides parking for two cars.

Situated in a cul-de-sac, this house benefits from absolute peace and quiet, with a discreet, unobtrusive party wall on one side.

Built in 2011, this recent home offers quality features and comfortable living, with air conditioning and underfloor heating.

Don't miss the opportunity to visit this home that combines modernity and tranquility.

□□ □□ □□

The historic center of Avignon, a UNESCO World Heritage Site, is much appreciated for its medieval architecture, picturesque alleyways and famous Palais des Papes.

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

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.