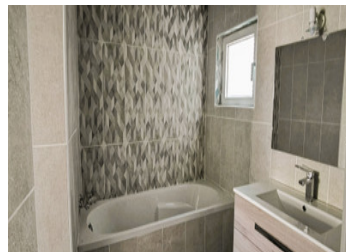


Avignon, pleasant 85 m house entirely renovated with workshop, garage and enclosed garden 254m



## INFORMATION

Town:	Avignon
Department:	Vaucluse
Bed:	3
Bath:	2
Floor:	85 m2
Plot Size:	254 m2



## IN BRIEF

House with garden and garage in a quiet area close to Avignon city center.

Discover this fully renovated 85 m<sup>2</sup> house, located in a peaceful neighborhood just 1.5 km from Avignon city center.

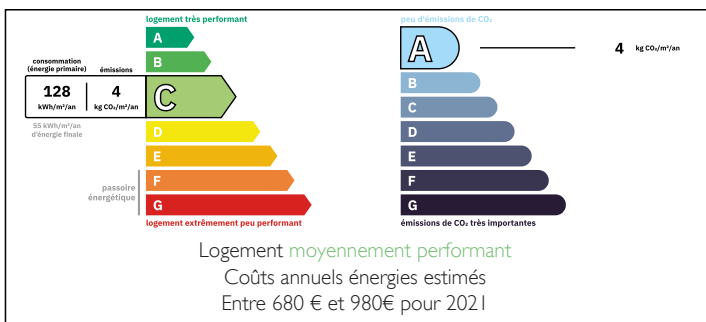
The judicious layout of the rooms creates an intimate space for everyone.

On the first floor, you'll find a large living room opening onto a fully-equipped kitchen, a master suite, an office, a bathroom and a separate toilet.

Upstairs, two bedrooms and a shower room with toilet complete the space.

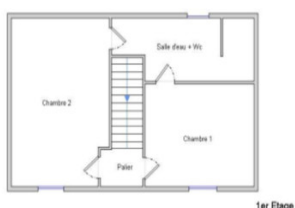
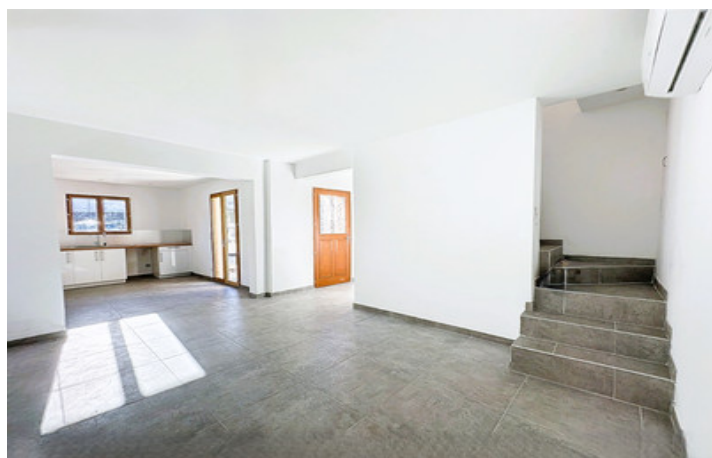
A south-east-facing terrace, accessible from the living room/kitchen, and an enclosed garden planted with trees are available for you to enjoy on sunny days.

## 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:** **614 EUR**

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

## NOTES

## DESCRIPTION

A garage and workshop complete this property, offering you all the comfort and convenience you need for a pleasant life in the city.

For optimum comfort all year round, the house is equipped with reversible air conditioning and benefits from good insulation.

The neighborhood offers a quiet environment, close to shops, public transport and schools... This property is ideal for a primary residence or rental investment.

An appreciable advantage: low property tax of €614.

The historic center of Avignon, a UNESCO World Heritage site, is highly 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 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 1 h 20 away, and 2 h 40 from Paris.

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