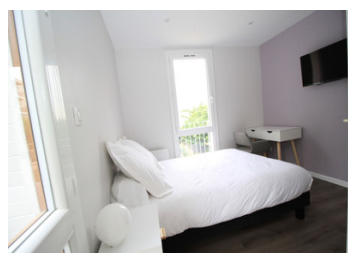
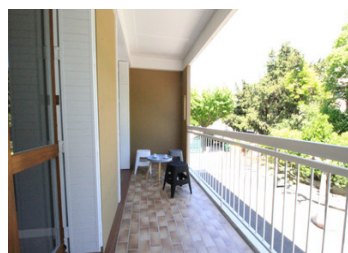
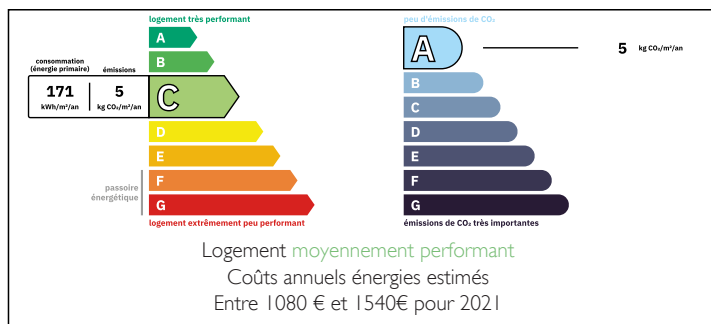


Bright 77 m Apartment with 3 Bedrooms, Balcony, and Parking in a Secure Residence



ENERGY - DPE



INFORMATION

Town:	Avignon
Department:	Vaucluse
Bed:	3
Bath:	1
Floor:	77 m2
Outside Space:	7 m2

IN BRIEF

Avignon (Extra-Muros), Close to the City Walls – Bright 77 m² Apartment with Large Balcony

Located in a quiet, private setting with no overlooking neighbors, this fully renovated apartment offers 77 m² of bright and functional living space. It is situated on the 1st floor of a secure residence with an automatic gate and intercom system.

The spacious balcony, accessible directly from both the living/dining room and the kitchen, is perfect for enjoying the outdoors.

The layout includes:

A generous entrance hall

A bright living/dining area

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.

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DESCRIPTION

Practical Information:

Property tax: €1,160/year

Monthly charges: €100

The residence is impeccably maintained and offers a pleasant and peaceful living environment.

Ideally located on Route de Morières, just 10 minutes from the city walls, the historic center of Avignon, and the train station.

All essential amenities are within immediate reach: shops, restaurants, bakeries, supermarket, tobacco shop, gym, hairdresser – with a bus stop right at the entrance of the residence.

Investor Special:

An exceptional investment opportunity offering high rental yield. Everything is already in place for optimal operation – all that's left is to keep it running smoothly.

Avignon's historic center, a UNESCO World Heritage site, is renowned for its medieval architecture, charming narrow streets, and the famous Palais des Papes.

Each year, Avignon hosts the world-famous Festival d'Avignon, attracting a large number of visitors. This creates strong seasonal demand for short-term rentals throughout the year.

The city is highly accessible thanks to its excellent public transport network and TGV station, offering fast connections to major French cities: Montpellier, Marseille, and Lyon in under 1 hour 20 minutes, and Paris in just 2 hours 40 minutes.

Co-owned building of 171 units

Provisional annual charges: 1200€

LOCAL TAXES

Taxe foncière: 1160 EUR

Taxe habitation: EUR

NOTES