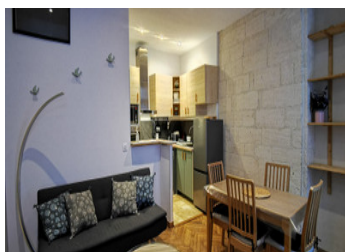


"You're sure to fall in love! Avignon intra muros, a beautiful 51 m apartment entirely renovated.



## INFORMATION

Town:	Avignon
Department:	Vaucluse
Bed:	2
Bath:	1
Floor:	51 m2
Plot Size:	0 m2



## IN BRIEF

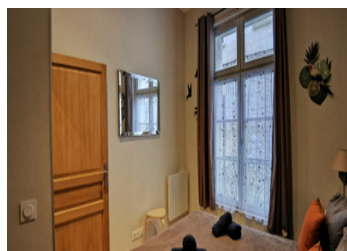
"A guaranteed favorite! Avignon intra-muros, in the heart of the city!

This superb apartment, entirely renovated with quality materials, offers 51 m<sup>2</sup> of living space.

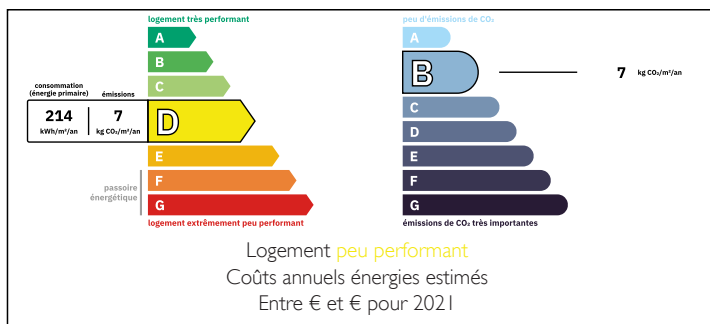
It features a bright, welcoming living room opening onto a fully-equipped kitchen. The sleeping area comprises two bedrooms, a modern shower room and separate WC.

Quiet yet close to Avignon's lively and highly sought-after districts, just a few minutes' walk from Place Saint-Didier, Place Pie and the Halles market.

It's ideally located, within walking distance of public transport, the main train and TGV stations, shops, restaurants, theaters and other cultural attractions.

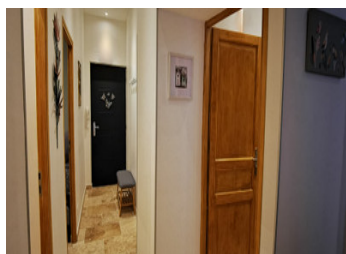
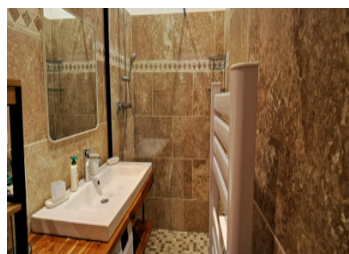


## ENERGY - DPE



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 habitation: EUR

## NOTES

## DESCRIPTION

Located on the second floor of a small two-storey condominium, with only one apartment per floor.

The apartment is well laid out and benefits from well-kept fixtures and fittings: double glazing, plenty of storage space, fiber-optic internet access...

On the first floor, a large bicycle room is available for the 2 apartments.

Possibility of purchasing new furniture and furnishings.

Property tax: €1,005

Low charges: €60 per month, i.e. €720 per year.

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 in less than 1 h 20, and Paris in 2 h 40.

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Co-owned building of 1 units  
Provisional annual charges: 720€

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