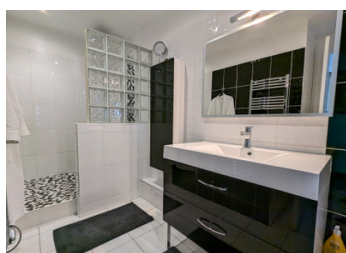
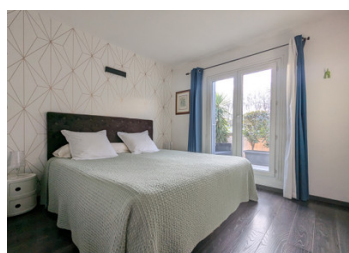
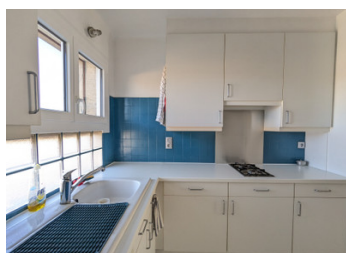


T3 flat on the 4th floor of a co-owned building with very large terrace and private cellar



## INFORMATION

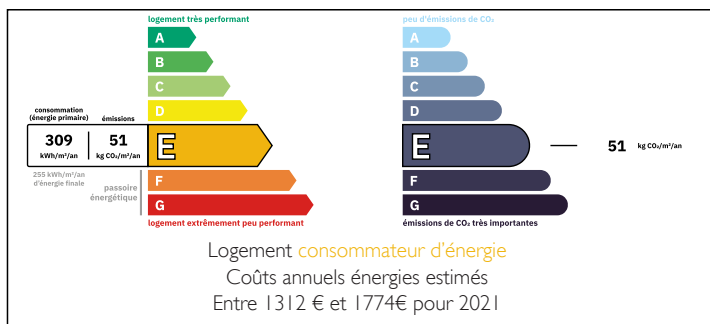
Town:	Avignon
Department:	Vaucluse
Bed:	2
Bath:	1
Floor:	59.48 m2
Outside Space:	22 m2



## IN BRIEF

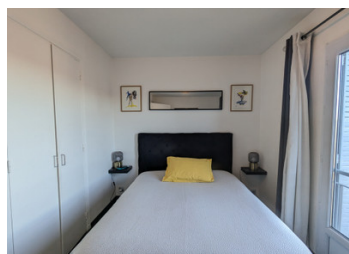
Myriam Winling, LEGGETT advisor, offers this 59 m2 F3 flat on the 4th floor (no lift) with cellar in a co-owned building in Avignon. It has a stunning view and a spacious terrace where you can relax and/or share wonderful moments with your family and friends. It comprises a 19 m2 living room, a semi-equipped fitted kitchen, a loggia (scullery), a 22 m2 terrace, a dressing room, two bedrooms, a WC and a fitted bathroom with bath and Italian shower. This flat is beautifully decorated and you won't need to do any work. Everything has been perfectly maintained and there is plenty of storage space. City gas heating (recent boiler) under maintenance contract and reversible air conditioning in the living room. The building is well maintained and the charges are very reasonable. (50 €/month). The flat is very...

## 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.



## DESCRIPTION

You're sure to love the quality of this residence in the heart of Avignon, close to the city walls and Avignon's main exit routes. Whether you're looking for a pied à terre or a flat to live in, you'll be delighted by its tasteful renovation. It's in immaculate condition, so all you have to do is put your furniture in place. The joinery is double-glazed PVC and the roller shutters are automated. This flat has many strong points: first and foremost, its location, as the building is right next to all amenities, in the heart of the town centre, and close to schools, lycées and collèges. Paid parking spaces are available all around the building, and free parking is available nearby (200 m). As a resident, you have two options: either take out a free parking badge: This is valid for 12 months. It entitles you to a preferential rate of €0.70 per half-day (from 9.30am to 11.30am and from 2.30pm to 5pm). It entitles you to free travel between 11.30am and 2.30pm and between 5pm and 9.30am the following day, with the added benefit of free travel every Saturday. Or buy a €60 parking badge: valid for 12 months. It allows you to park in spaces marked on the ground anywhere in the inner city (as well as in 3 car parks outside the inner city\*), without paying at a parking meter (maximum continuous parking time: 24 hours). For a sliding...

## LOCAL TAXES

<b>Taxe foncière:</b>	<b>1002 EUR</b>
<b>Taxe habitation:</b>	<b>EUR</b>

## NOTES