

APT, PROVENCE - Charmingly renovated 2-room apartment in the center of Apt, close to a new square.



## INFORMATION

Town:	Apt
Department:	Vaucluse
Bed:	1
Bath:	1
Floor:	47 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>

## IN BRIEF

In the heart of Apt, in a freshly renovated and very quiet neighborhood, close to a lovely tree-lined square, I offer you this charming apartment. The renovation is brand new and has been done with taste. It is accessible via a staircase with exposed stone wall.

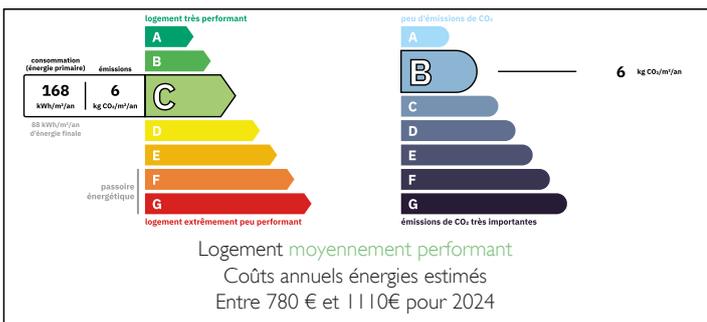
The kitchen is well-equipped and practical, with a nice view of the rooftops. It leads to a comfortable living/dining area, equipped with air conditioning. A hallway takes us to the bathroom and the separate toilet, and extends to the bedroom, which is also air-conditioned.

The bedroom has a large window with a view of the rooftops.

The rental yield is estimated at 8.25%, making it an excellent investment; given the quality of the renovation, one could also consider seasonal rentals.

On the technical side: an intercom.

## 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

This 2 room-apartment is located in a quiet area of the city center of Apt, just a stone's throw from all shops, the cinema, and restaurants.

A small square has just been developed, which adds to its appeal.

The renovations are recent and reveal the charm of old properties.

The rental pressure in Apt is such that this property is ideal for a real estate investment, with a yield of over 8%.

I remain at your disposal for any further queries or to organize a visit.

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

## LOCAL TAXES

**Taxe foncière: 464 EUR**

**Taxe habitation: EUR**

## NOTES