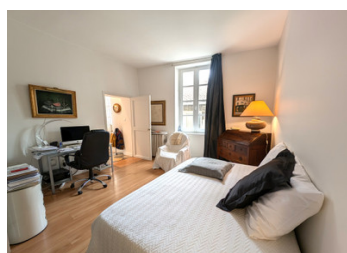
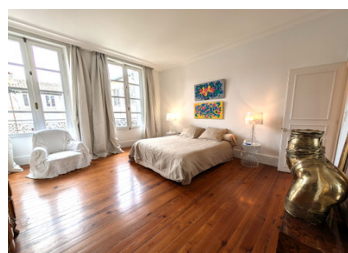


Exceptional 154 m<sup>2</sup> apartment in the heart of historic Avignon with private parking at the building!



## INFORMATION

Town:	Avignon
Department:	Vaucluse
Bed:	2
Bath:	2
Floor:	154 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>



## IN BRIEF

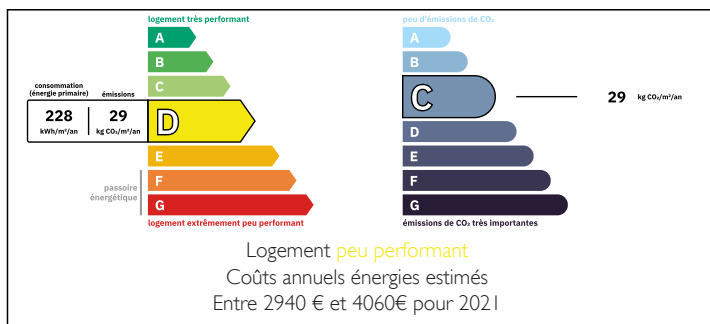
In the heart of Avignon intra-muros, within a former 18th-century convent, discover this magnificent and exceptional 154 m<sup>2</sup> apartment, complemented by large partially converted attic space.

This rare property charms with its exceptional brightness, generous volumes, and authentic character, perfectly in harmony with city life.

It is located on the 2nd and top floor of a small, well-maintained building, just steps from Les Halles, Place Pie, and all amenities.

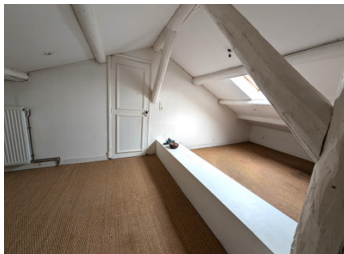
Enter through the welcoming hall to discover a vast 64 m<sup>2</sup> reception area comprising a living room, lounge, and dining room, a charming veranda, a fully equipped kitchen, two comfortable bedrooms, a spacious bathroom with bathtub, shower and double basin, and separate toilets.

## 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

### PRACTICAL INFORMATION

- Façade in excellent condition
- Roof completely renovated in 2020
- High-end boiler replacement scheduled for February 2025
- City gas heating
- Cast iron radiators
- Reversible air conditioning installed in 2024 in living areas and bedrooms
- Property tax: €1,612
- Well-maintained small co-ownership, very reasonable service charges: €250/quarter

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

Avignon also hosts the internationally acclaimed Festival d'Avignon each year, attracting numerous visitors.

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

## LOCAL TAXES

Taxe foncière:	1612 EUR
Taxe habitation:	EUR

## NOTES

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Co-owned building of 2 units  
Provisional annual charges: 1000€

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