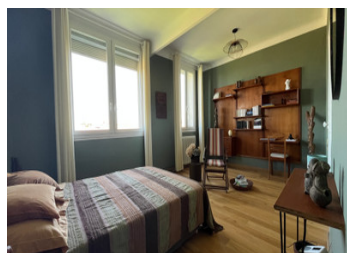
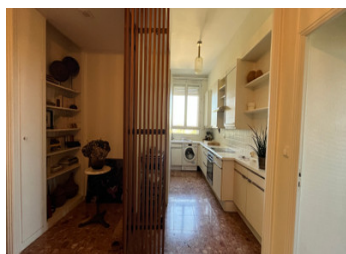
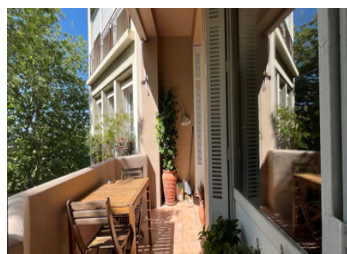


## AVIGNON IM APARTMENT BALCONY ELEVATOR CELLAR



## INFORMATION

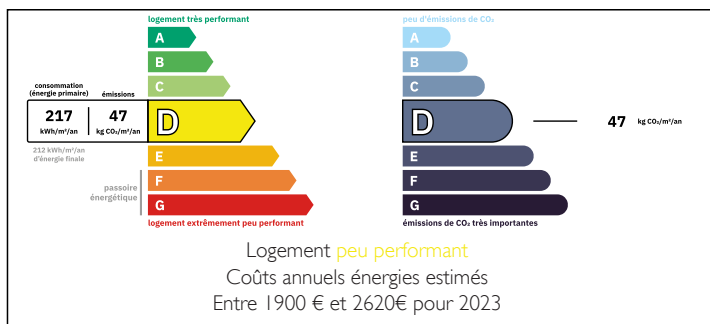
Town:	Avignon
Department:	Vaucluse
Bed:	2
Bath:	1
Floor:	99 m <sup>2</sup>
Outside Space:	6 m <sup>2</sup>



## IN BRIEF

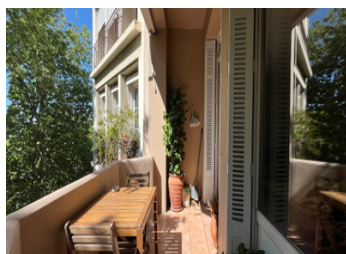
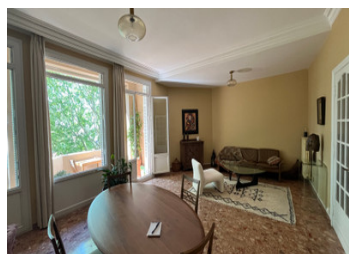
In the Raspail district, discover this recently renovated 95 m<sup>2</sup> apartment, equipped with an elevator, in a carefully maintained residence. It features a spacious entrance that can easily accommodate a workspace, as well as a semi-open kitchen offering a beautiful view of the Rhône. The luminous living room opens onto a south-facing balcony, offering an unobstructed view. The night area features large bedrooms of over 14 m<sup>2</sup> (one with a view of the Popes' Palace, Fort Saint André and the Rhône), as well as a bathroom with walk-in shower. A cellar in the basement completes this property, which requires no further work.

## 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

1500 € per year, cable included

Property tax €1300

Private cellar in basement

Individual gas heating

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Co-owned building of 22 units

Provisional annual charges: 1506€

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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: 1300 EUR

Taxe habitation: EUR

## NOTES