

## 2-BEDROOM APARTMENT WITH ELEVATOR, STORAGE UNIT, AND UNDERGROUND PARKING SPACE



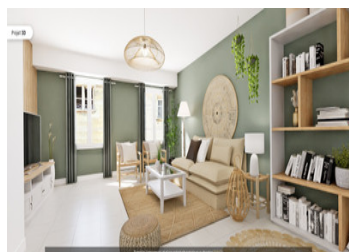
### INFORMATION

|             |                   |
|-------------|-------------------|
| Town:       | Avignon           |
| Department: | Vaucluse          |
| Bed:        | 2                 |
| Bath:       | 1                 |
| Floor:      | 71 m <sup>2</sup> |
| Plot Size:  | 0 m <sup>2</sup>  |

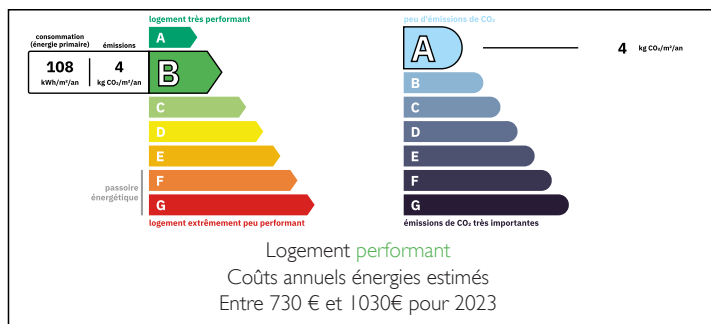
### IN BRIEF

AVIGNON CITY CENTER Ideally located between La Balance and Crillon, and just steps away from the Palais des Papes, the theater, and all amenities, come discover this bright 71 m<sup>2</sup> apartment with an elevator, storage unit, and garage in a well-maintained building, featuring:

A bright living room, a fully equipped kitchen, 2 bedrooms with built-in storage, a bathroom with a walk-in shower, and a separate toilet. The private parking space and storage unit are directly accessible via the elevator. No renovations required.



### 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

Condominium charges € 110 per month

Property tax €1,400

Nearby shops

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Co-owned building of 12 units

Provisional annual charges: 1360€

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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: 1400 EUR**

## NOTES