

## CHARMING HOUSE CLOSE TO THE SHOPS



## INFORMATION

Town:	Villeneuve-lès-Avignon
Department:	Gard
Bed:	2
Bath:	1
Floor:	80 m2
Plot Size:	549 m2

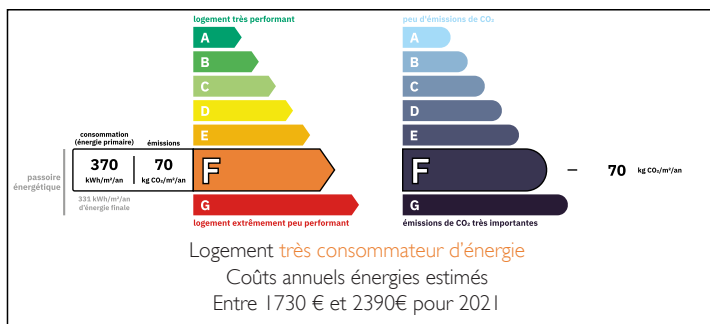
## IN BRIEF

Just 3 minutes from Avignon, this charming house, built in the 1930s, is very close to the shops and all amenities and comprises: a living room with open-plan kitchen opening onto the veranda; the lovely staircase leads to two bedrooms on the upper level, one of which opens onto a balcony with superb views, and a bathroom.

The beautifully shaded terraced garden includes two outbuildings. It also provides parking for two vehicles.



## 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

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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: 1200 EUR

Taxe habitation: EUR

## NOTES