

Avignon city center, Joseph Vernet district – bright T3 duplex apartment on the top floor with parking



## INFORMATION

Town:	Avignon
Department:	Vaucluse
Bed:	3
Bath:	1
Floor:	86 m2
Plot Size:	0 m2



## IN BRIEF

Located in a highly sought-after area, just a short walk from restaurants, shops and the train station, this charming 86 m<sup>2</sup> duplex apartment has everything needed for an ideal living environment.



The property features a bright living room with an open-plan fitted kitchen.

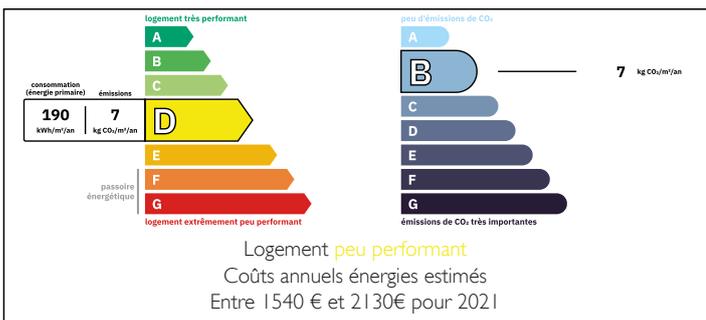
Upstairs, you will find two spacious bedrooms with storage, a study, and a bathroom with shower.



This apartment stands out for its charm, abundant natural light, and comfort.

A rare advantage: a parking space at the foot of the building completes this exceptional property.

## 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

Property tax: €1,847

Condominium/maintenance fees: €165 per month

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Co-owned building of 2 units

Provisional annual charges: 1976€

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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: 1847 EUR**

**Taxe habitation: EUR**

## NOTES