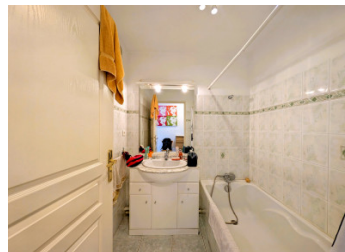
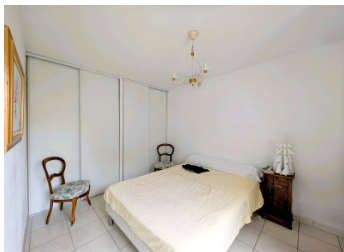


## Avignon intra-muros – Bright 1-bed 55m<sup>2</sup> apartment with terrace in prestigious residence with lift



## INFORMATION

Town:	Avignon
Department:	Vaucluse
Bed:	1
Bath:	1
Floor:	55 m <sup>2</sup>
Outside Space:	10 m <sup>2</sup>

## IN BRIEF

Avignon intra-muros, superb 1-bedroom apartment (T2) of 55 m<sup>2</sup>, located on the 4th and top floor with lift of a secure residence.

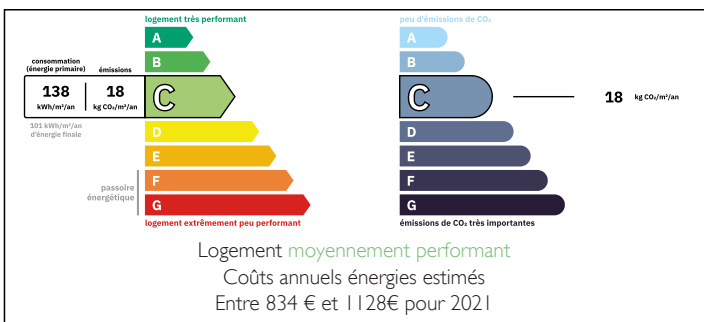
Dual-aspect, it benefits from excellent natural light and open views.

The living area features a spacious lounge with a large fully fitted and equipped open-plan kitchen. It opens onto a pleasant outdoor space, a true extension of the living room, accessed through large sliding glass doors, ensuring seamless indoor-outdoor living.

The night area includes a comfortable bedroom with built-in wardrobes, a bathroom and a separate WC.

Ideally located close to shops and amenities, it offers a pleasant living environment.

## 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.

year round.



## DESCRIPTION

The property offers high-quality features: gas central heating, reversible air conditioning in the living area, electric shutters, and double glazing.

For bicycles:

Dedicated outdoor space  
Secure closed bike storage rooms

Property tax: approx. €1,450  
Service charges: €130 / month

The historic centre of Avignon, a UNESCO World Heritage site, is highly sought after for its medieval architecture, picturesque streets, and the famous Palais des Papes.

Avignon also hosts the renowned Avignon Festival every year, attracting many visitors. This generates strong seasonal demand for short-term rentals throughout the year.

The city is very well connected thanks to its public transport network and TGV station, offering fast links to major French cities such as Montpellier, Marseille, and Lyon in under 1 hour 20 minutes, and Paris in 2 hours 40 minutes.

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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: 1450 EUR**

## NOTES