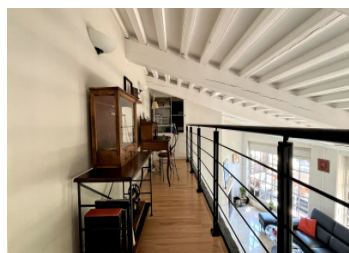
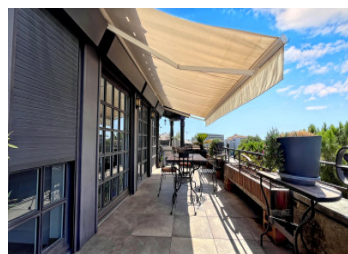
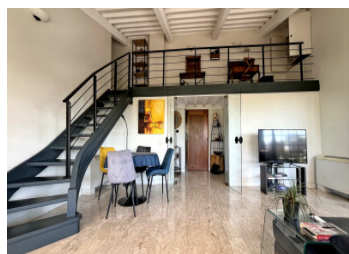


AVIGNON: TOP-FLOOR APARTMENT WITH ELEVATOR, TERRACE, BASEMENT, AND GARAGE



INFORMATION

Town:	Avignon
Department:	Vaucluse
Bed:	2
Bath:	1
Floor:	94 m ²
Outside Space:	35 m ²

IN BRIEF

Located on the top floor of a luxury residence with an elevator, discover this superb 3-room apartment offering spacious rooms and high-quality features.

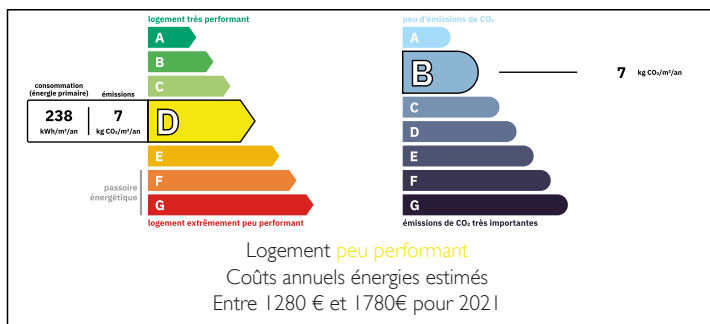
You'll be charmed by its bright living area with a mezzanine, opening onto a magnificent 35 m² terrace that's not overlooked and offers unobstructed views.

The fully equipped kitchen features a pleasant dining area.

The sleeping area includes two bedrooms with built-in storage, a bathroom, and a separate half-bath.

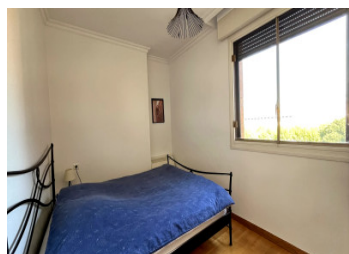
Rounding out this property are a garage and a storage room located in the building's basement, both directly accessible by elevator.

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.



LOCAL TAXES

Taxe foncière: 2450 EUR

NOTES

DESCRIPTION

Located on the top floor of a luxury residence with an elevator, discover this superb 3-room apartment offering spacious rooms and high-quality features.

You'll be charmed by its bright living area with a mezzanine, opening onto a magnificent 35 m² terrace that's not overlooked and offers unobstructed views.

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Rounding out this property are a garage and a storage room located in the building's basement, both directly accessible by elevator.

A rare apartment combining comfort, natural light, and a privileged living environment in the heart of the city center.

- * Air conditioning
- * Electric shutters
- * Bike storage room
- * Awning
- * Marseille Provence Airport: 45 minutes
- * Train station: 600 meters
- * RESIDENCE DESIGNATED AS A 20TH-CENTURY HERITAGE SITE

Co-owned building of 186 units
Provisional annual charges: 4704€

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>