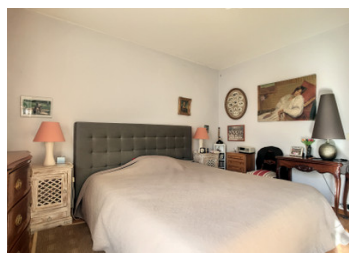


Avignon Intramuros. Vernet district. 104 m flat with lift, cellar and private parking.



## INFORMATION

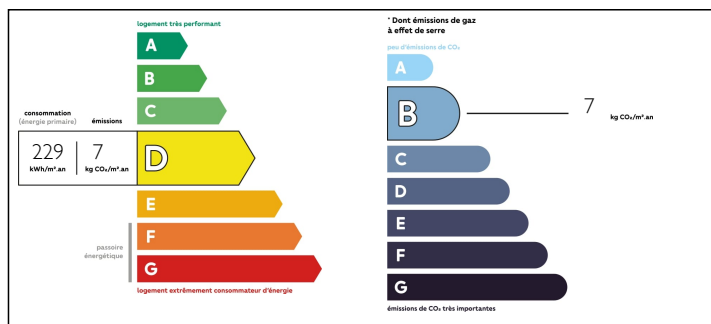
Town:	Avignon
Department:	Vaucluse
Bed:	3
Bath:	2
Floor:	104 m2
Plot Size:	0 m2



## IN BRIEF

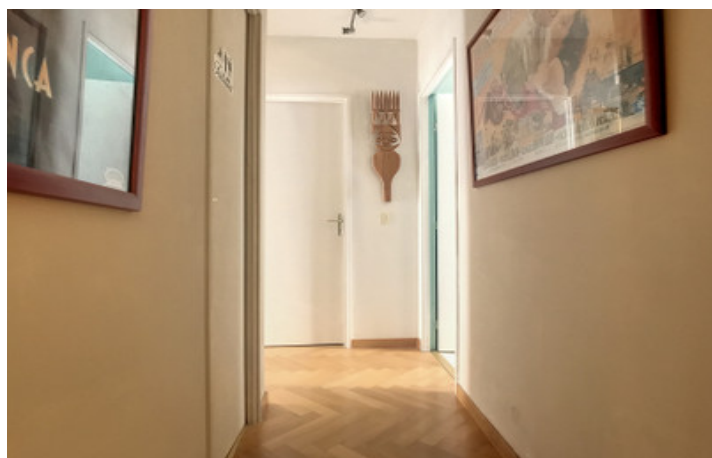
EXCLUSIVE. Avignon intramuros, in the heart of the Vernet district. Come and discover this beautiful luxury flat located on the third floor with lift in a quiet and secure residence. Its south-western exposure ensures bright and comfortable volumes. With a surface area of 104 m<sup>2</sup>, it is composed of an entrance hall, a large living room, and a fully equipped modern kitchen. On the night side there are three large bedrooms, two shower rooms and two toilets. Reversible air conditioning. Private cellar and parking space in the basement. A very nice product in excellent condition and well located in a quiet environment a few minutes walk from the shops and the station centre. Fees paid by the seller.

## 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

Entrance hall: 8 m<sup>2</sup> (8 sq. ft.)

Living room: 32 m<sup>2</sup>

Bedroom 1: 14.60 m<sup>2</sup>

Bedroom 2: 11.71 m<sup>2</sup>

Bedroom 3: 10.42 m<sup>2</sup>

Kitchen: 8 m<sup>2</sup> (8 sq ft)

Shower room with WC

Shower room

Separate WC

Parquet flooring in bedrooms

Double glazed windows

3rd floor out of 4

7 m<sup>2</sup> basement cellar

Plan available on request

Co-ownership of 68 lots. Annual charges 1440 €.

## LOCAL TAXES

**Taxe foncière: 1837 EUR**

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Co-owned building of 68 units

Provisional annual charges: 1440€

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

## NOTES