

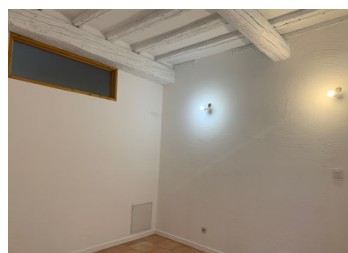
NEW. Avignon intramuros. 26 m 2-room flat with small adjoining courtyard.

EXCLUSIVE



INFORMATION

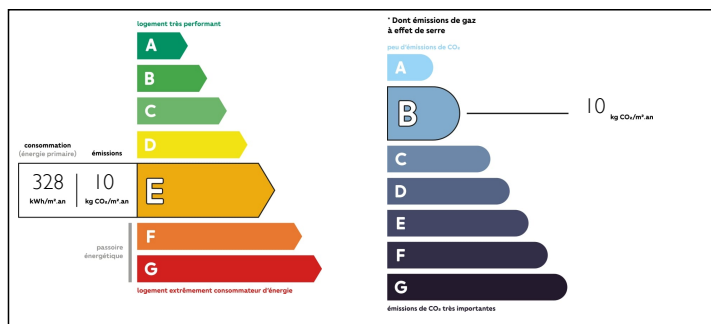
Town:	Avignon
Department:	Vaucluse
Bed:	1
Bath:	1
Floor:	26 m ²
Outside Space:	5 m ²



IN BRIEF

NEW. AVIGNON intramuros, central district, 3 minutes' walk from the central train station and 10 minutes from the TGV station. This attractive 2-room flat offers 26 m² of living space, on the ground floor of a small co-ownership with low charges. It comprises a living room with open-plan fitted kitchen, a good-sized bedroom with storage space, and a large bathroom with toilet. A private courtyard adjoins. In the heart of the historic centre, with its pretty shops and numerous sunny terraces, this flat is the ideal address for your next pied-à-terre or rental investment. It is currently used as a highly profitable seasonal rental property, so all you have to do is adapt it to your own taste. Please contact us for financial information.

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

Co-ownership of 10 lots. Annual charges 934 euros including water

The historic centre of Avignon, a UNESCO World Heritage Site, is much loved for its medieval architecture, picturesque narrow streets and famous Palais des Papes.

Avignon hosts the famous Avignon Festival every year, attracting large numbers of visitors. This creates a seasonal demand for short-term rentals throughout the year.

The city is very accessible thanks to its public transport network and its TGV station, which offers fast links to other major French cities, such as Montpellier, Marseille and Lyon, less than 1 hour 20 minutes away, and 2 hours 40 minutes from Paris.

A great investment opportunity!

Co-owned building of 8 units

Provisional annual charges: 411€

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

LOCAL TAXES

Taxe foncière: 441 EUR

NOTES