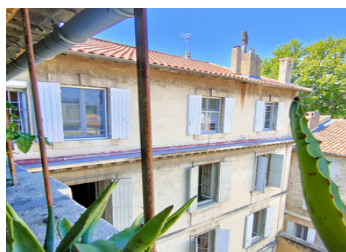


NEW. Avignon intramuros. Flat T3, 72 m with terrace for renovation project or creation of lots



INFORMATION

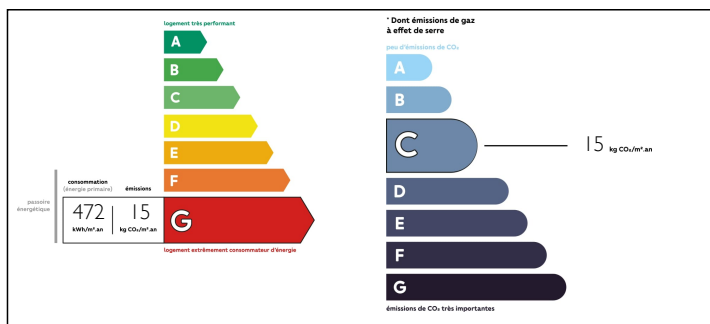
Town:	Avignon
Department:	Vaucluse
Bed:	2
Bath:	2
Floor:	72 m2
Plot Size:	0 m2



IN BRIEF

NEW. Avignon intramuros, Vernet district. Discover this old flat on the top floor of a beautiful stone building with garden. Beautiful sunny rooms in need of complete renovation and a pretty terrace with views over the rooftops. After some renovation work, you'll be able to turn it into a beautiful flat full of character while preserving its historic cachet. It comprises a large, bright room with an old-fashioned fireplace and two good-sized bedrooms, one with an en suite bathroom and the other with a shower room. The kitchen is separate and equipped and can be easily converted. The flat opens onto a charming covered terrace overlooking the rooftops of the city and the condominium garden. For investors, this property is ideal for a complete renovation project or for converting 2 to 3 residential units with independent accesses already in place. Convertible attic space.

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

Living room with fireplace : 23 m²

Bedroom 1 : 14 m²

Bathroom and WC : 6 m²

Kitchen : 6 m²

Bedroom with shower room : 18 m²

Terrace with right of way to another flat

Co-ownership of 14 lots. Annual charges 880 euros.

This property can be converted into a studio and a T3 or three studios. Access is from the landing.

Another lot for sale in the same co-ownership: 6-room house with garage and separate entrance from the garden. Réf. A21727FRF84

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Co-owned building of 24 units

Provisional annual charges: 880€

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

NOTES