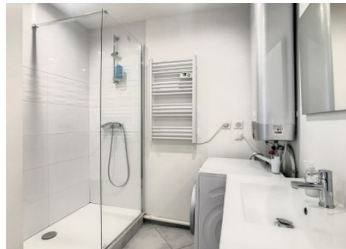
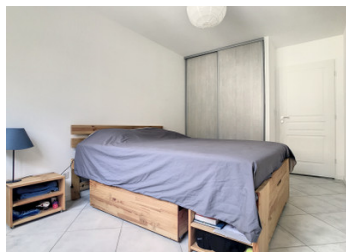


NEW. AVIGNON intramuros. 3-room flat of 63 m in excellent condition



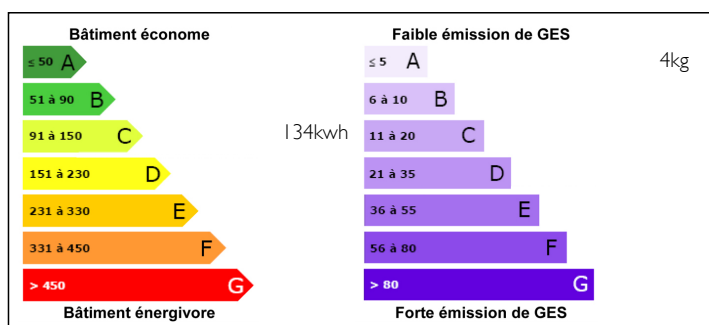
INFORMATION

Town:	Avignon
Department:	Vaucluse
Bed:	2
Bath:	1
Floor:	63 m2
Plot Size:	0 m2

IN BRIEF

NEW. Intramural Avignon, between Rue de la République and the pretty Place des Corps Saints, renowned for its Provençal charm and spirit. Welcome to this beautiful 3-room flat offering 63 m² of living space in perfect condition. Located on the first floor of a well-maintained condominium with low charges, it comprises a living room, a fully-equipped open-plan kitchen and two bedrooms with storage space. Bathroom with walk-in shower. Close to the train station and all transport links, you can take advantage of all the shops, boutiques and museums that make the historic centre such an attractive place to live. A public car park is just around the corner, so you can park your vehicle in complete safety. No work required and no noise pollution. This flat is also ideal for rental investment. Guaranteed return. Low co-ownership charges. Contact me to arrange a viewing and find out more.

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

This flat is beautifully appointed:

Fitted kitchen: oven, hob, extractor fan, dishwasher

New joinery: PVC double glazing and roller shutters

Shower room: large walk-in shower, electric heated towel rail and space for washing machine.

Co-ownership of 85 lots. Annual charges 411 euros.

Co-owned building of 85 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: 1283 EUR

NOTES