

Avignon town centre, historic district. Beautiful 2/3-room flat with character, 63 m .



## INFORMATION

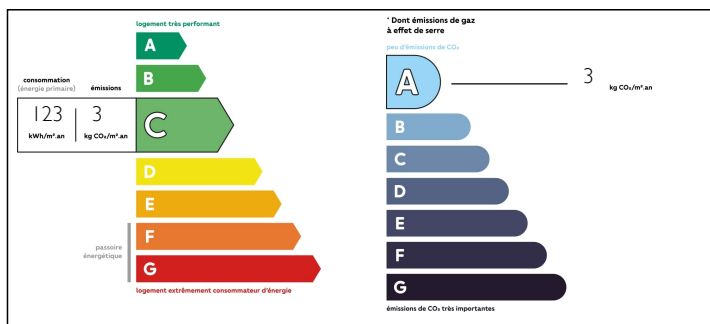
Town:	Avignon
Department:	Vaucluse
Bed:	1
Bath:	1
Floor:	63 m2
Plot Size:	0 m2



## IN BRIEF

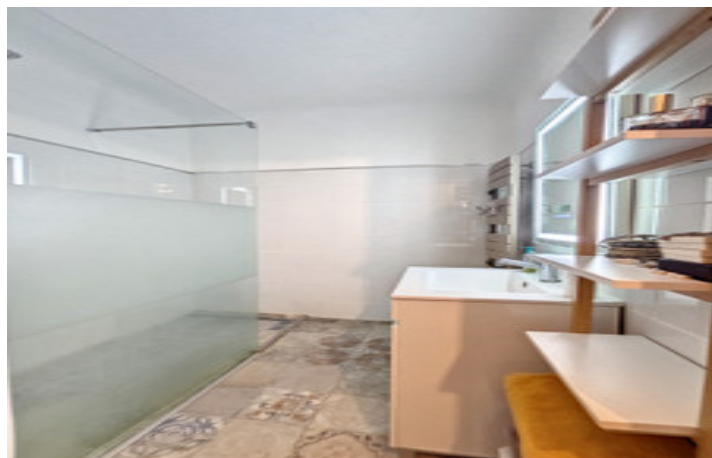
Avignon intramuros. Discover this comfortable 63 m<sup>2</sup> 3-room flat in the heart of a pretty historic district. Completely renovated to a high standard, it offers spacious accommodation and is perfect for a pied à terre or seasonal rental investment.

## 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: 1000 EUR**

## NOTES

## DESCRIPTION

Avignon, in a typical central district of the historic centre.

Welcome to this beautiful, tastefully renovated flat. Its spacious rooms include a living room, 1 bedroom possibility 2, a modern fitted kitchen and a convivial dining area. Shower room with walk-in shower and washbasin with storage space. There is a separate WC. This flat is equipped with reversible air conditioning and benefits from good energy performance, which will reduce the cost of your energy bills.

This friendly, authentic property would make a wonderful pied à terre or a highly profitable seasonal rental investment.

Bicycles can be stored in the hall of the building.

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 world's most famous theatre festival every year, attracting large numbers of visitors. This creates significant seasonal demand for short-term rentals throughout the year.

Avignon 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, which are less than 1 hour 20 minutes away, and Paris, which is 2 hours 40 minutes away. Cities with international airports.

Don't miss this unique opportunity to become the owner of a beautiful flat with character and contact us now to arrange a viewing.

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Co-owned building of 4 units

Provisional annual charges: 321€

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Information about risks to which this property is exposed is available on the Géorisques website...