

## Avignon Extra-muros Apartment T3 of 58 m with a large balcony on the 3rd and last floor without vis-à-vis



## INFORMATION

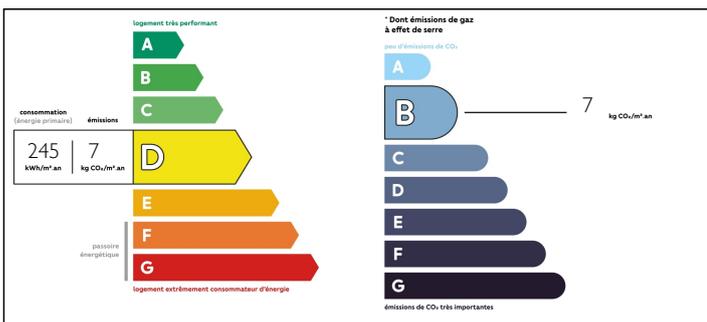
Town:	Avignon
Department:	Vaucluse
Bed:	2
Bath:	1
Floor:	58 m2
Outside Space:	7 m2



## IN BRIEF

NEW - Charming, bright apartment in Avignon Extra-Muros Discover this delightful 58 m<sup>2</sup>, type 3 apartment, ideally located in Avignon Extra-Muros. Located on the 3rd and top floor of a well-kept residence, this property enjoys a privileged location with no overlooking, offering tranquility and privacy. South-to-North layout: enjoy natural light all day long. Large living room: Spacious and welcoming with direct access to a large balcony, perfect for relaxing and enjoying the view. Separate kitchen: Functional and practical. Two Bedrooms: Each with built-in closets for easy storage. Shower room Separate WC Additional assets: Two parking spaces: A considerable advantage in this neighborhood. Private Cellar: For additional storage space. Quiet, pleasant neighborhood: Surrounded by local shops, this neighborhood makes daily life easy and enjoyable. To discover!

## 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

Separate semi-fitted kitchen with cooker hood and hob

Separate shower room and toilet

Bedrooms with closets

Cellar

2 parking spaces

Reversible air-conditioning

Monthly charges: 79 euros.

Property tax: 743 euros

Avignon's historic center, a UNESCO World Heritage Site, is much appreciated for its medieval architecture, picturesque alleyways and famous Palais des Papes.

Avignon hosts the famous Avignon Festival every year, attracting many visitors. This creates a seasonal demand for short-term rentals, particularly during the festival period.

The city is very accessible thanks to its public transport network and its TGV station, which offers fast connections to other major French cities, such as Montpellier, Marseille and Lyon, less than 1h20 away, and 2h40 from Paris.

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

## LOCAL TAXES

**Taxe foncière: 743 EUR**

## NOTES