

Exceptional! Charming T1bis apartment with balcony and parking, facing the Remparts d'Avignon



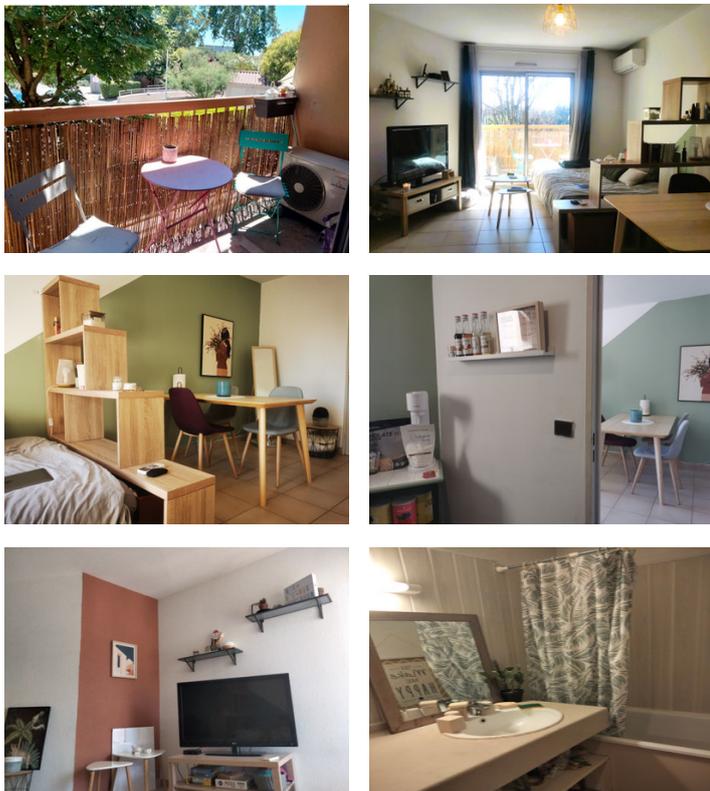
EXCLUSIVE

INFORMATION

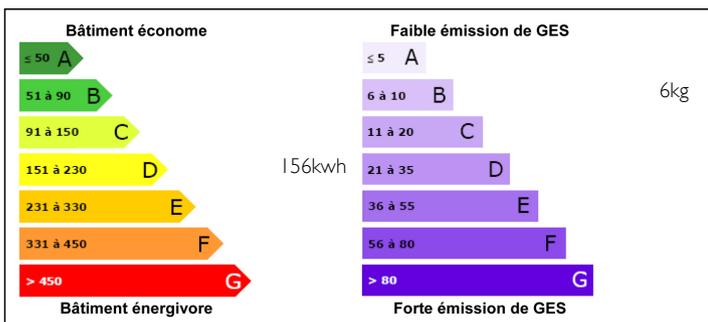
Town:	Avignon
Department:	Vaucluse
Bed:	1
Bath:	1
Floor:	28 m ²
Outside Space:	4 m ²

IN BRIEF

Situated in a privileged area of Avignon, right next to the city center, this charming apartment stands out for its exceptional location. Its pleasant surroundings promise a unique living environment. With 28 m² of living space, this property is located on the 1st floor of a well-maintained residence. The interior is designed to maximize comfort and brightness. A large bay window illuminates the living space and opens onto a welcoming balcony, perfect for relaxing in the open air. The separate, fully-equipped kitchen offers a functional space for preparing your meals, while the welcoming entrance hall, bathroom and separate toilet add to the apartment's practicality. Double-glazing and recently installed air conditioning ensure optimum comfort all year round. Its location offers easy access to shops, restaurants, theaters and other cultural attractions.



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

Charges: 197 euros / Quarter.

The historic center of Avignon, a UNESCO World Heritage site, is much appreciated for its medieval architecture, picturesque alleyways and famous Palais des Papes.

Every year, Avignon hosts the famous Festival d'Avignon, 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 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.

A great investment opportunity,

Co-owned building of 1 units
Provisional annual charges: 788€

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

NOTES