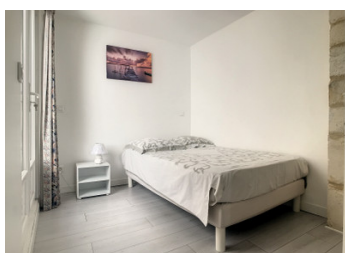
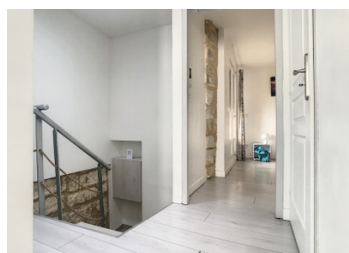
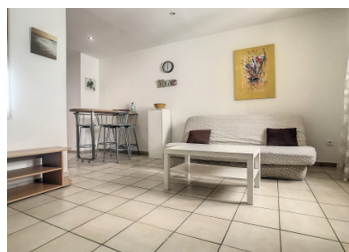


Avignon Intra-muros, Vernet district. Townhouse 3 rooms of 60 m<sup>2</sup> with terrace



## INFORMATION

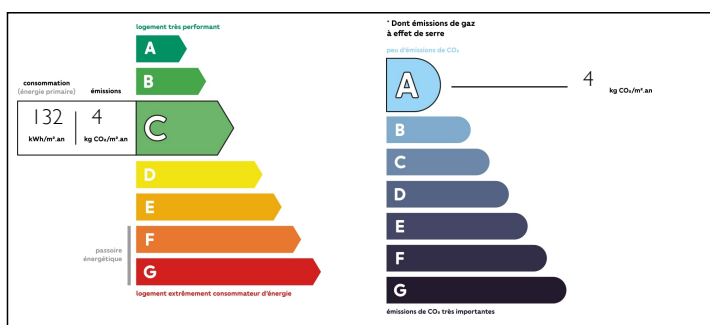
Town:	Avignon
Department:	Vaucluse
Bed:	2
Bath:	1
Floor:	60 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>



## IN BRIEF

Avignon intra-muros, Vernet district, quiet. Discover this 3 room townhouse of 60 m<sup>2</sup> with terrace, completely redone. It is composed on the ground floor of a large living room that opens onto an open kitchen and equipped, a bathroom with storage, and laundry. On the first floor there is a beautiful bedroom with tiled floor and a bedroom with a terrace and a dressing room. A sought-after property, in a quiet street in the heart of the city, suitable as a primary or secondary residence or for 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.



## DESCRIPTION

Avignon has a long and busy tourist season with 300 days of sunshine a year, an exceptional historical heritage and a theatre festival that is unique in the world.

The TGV station is accessible in a few minutes from the city centre. It connects Marseille and Aix en Provence in less than 40 minutes, and Paris in only 2h40.

The nearest beaches are in the Camargue, 50 minutes away by car, and the Côte d'Azur is about 2 hours away.

Beautiful areas such as the Luberon, the Alpilles, the Uzès region and the Mont Ventoux make this a very attractive region offering a great quality of life.

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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: 901 EUR**

## NOTES