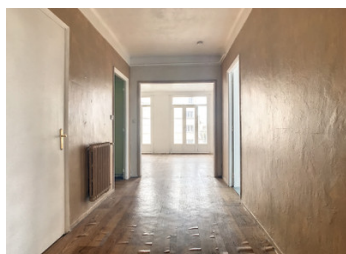


## AVIGNON extramuros - 4 room flat of 98 m with terrace, parking and cellar



## INFORMATION

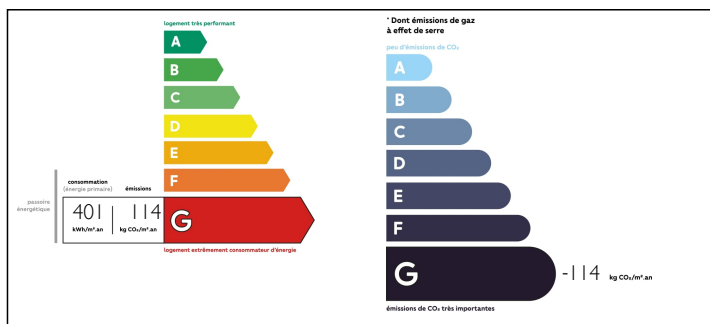
Town:	Avignon
Department:	Vaucluse
Bed:	3
Bath:	1
Floor:	98 m2
Outside Space:	12 m2



## IN BRIEF

Avignon extra-muros, 10 minutes walk from the ramparts, this 4 room flat with beautiful volumes bathed in light is composed of a large living room open onto a balcony and an open kitchen to create. Three beautiful bedrooms of 12 and 14 m<sup>2</sup> and the possibility of creating a third. After a complete renovation, this property will be perfect as a comfortable family flat or as a rental investment with a good return. In addition, it has a parking space and a .cellar. All shops, services and schools are in the immediate vicinity, as well as the tram at 5 minutes walk.

## 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

null

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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: 1100 EUR

## NOTES