

Avignon Intra-muros. Vernet district, 3 room flat of 68 m with terrace, garage, lift and cellar



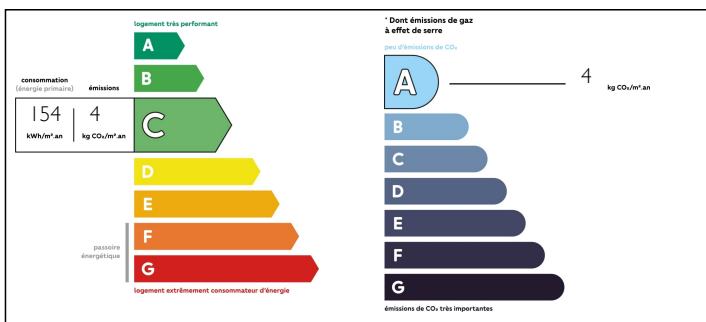
## INFORMATION

Town:	Avignon
Department:	Vaucluse
Bed:	2
Bath:	1
Floor:	65 m <sup>2</sup>
Outside Space:	6 m <sup>2</sup>

## IN BRIEF

NEW PRICE - Avignon intramuros, located on the 2nd floor of a luxury residence with lift, double garage, cellar and terrace, discover this splendid 2/3 room flat of 65 m<sup>2</sup>. Fully renovated with high quality fittings, it consists of a beautiful living space opening onto a large terrace with no overlooked view. The open and modern kitchen is fully equipped and opens onto a comfortable dining area. A beautiful bedroom with dressing room, bright and quiet, opens onto the sunny gardens of the residence. It can easily be divided to create a second bedroom, as originally. New shower room with towel dryer. You will be seduced by the quality of its renovation and its services which make it a rare flat full of assets. Its good energy performance makes it very comfortable to live in and economical in heating. The garage can easily be rented out.

## 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

Entrée : 4 m<sup>2</sup> avec nombreux rangements

WC séparé

Pièce principale avec cuisine ouverte environ 40 m<sup>2</sup>

Chambre 20 m<sup>2</sup>

Loggia et terrasse 13 m<sup>2</sup>

Climatisation réversible avec gainage invisible.

Fenêtres et baies vitrées : double vitrage

Chauffe eau thermodynamique extra plat

Sols : parquet

Double garage

Superbe vue sur le Rhône, Villeneuve les Avignon et Les Angles.

Rue peu passante à l'intérieur des remparts.

Co-ownership of 43 lots. Annual charges €1528

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Co-owned building of 43 units

Provisional annual charges: 1528€

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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: 1348 EUR

## NOTES