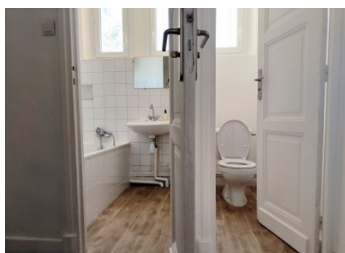


Avignon extramuros, close to the ramparts. Renovated 3-room flat of 66 m² in a quiet area.



INFORMATION

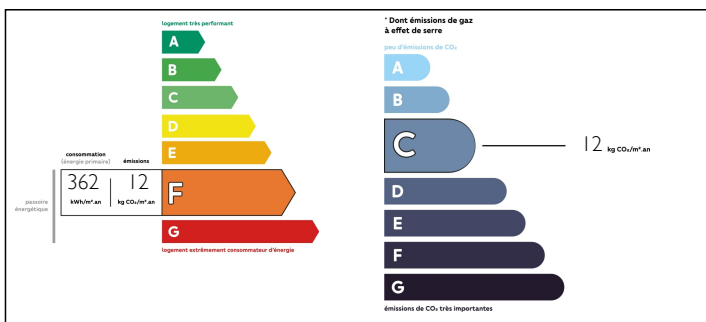
Town:	Avignon
Department:	Vaucluse
Bed:	2
Bath:	1
Floor:	66 m ²
Plot Size:	0 m ²



IN BRIEF

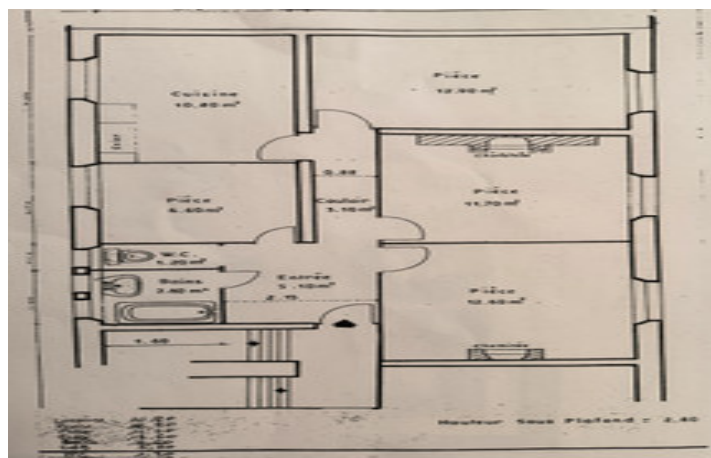
Avignon extramuros, 500 metres from the ramparts, very quiet area. Beautiful, bright flat comprising a living room with 2 bedrooms and a room used as an office or dressing room, a separate kitchen and a bathroom with separate WC. The flat has been completely refurbished, with new kitchen units. Fireplace in the living room and one bedroom. Bathroom and WC with windows. This property would make an excellent rental investment or first purchase. Excellent return. Must be viewed very soon.

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

Very good public transport links.

Chron-hop bus rapid transit at the foot of the building and tram nearby.

15 minutes from the A7 motorway.

Quiet neighbourhood with shops and Tuesday morning market, local schools and public services.

Kitchen 10.8 m²

Living room 12.60 m²

Entrance hall 5.10 m²

Bedroom 1: 11.70 m²

Bedroom 2: 12.90 m²

Study or dressing room 6.60 m²

Bathroom

Separate WC

Double glazing

Possibility of combining rooms for a project to your taste!

Co-owned building of 25 units

Provisional annual charges: 800€

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

LOCAL TAXES

Taxe foncière: 500 EUR

NOTES