

## Beautiful, fully renovated 3-room flat with cellar



## INFORMATION

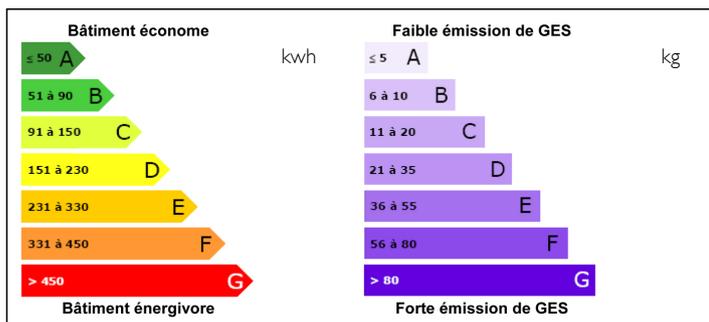
Town:	Avignon
Department:	Vaucluse
Bed:	2
Bath:	2
Floor:	80 m2
Plot Size:	0 m2



## IN BRIEF

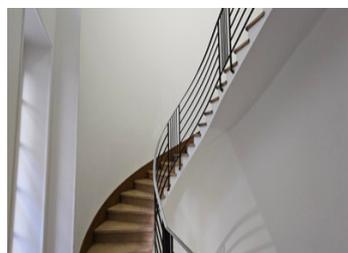
Right in the heart of AVIGNON INTRAMUROS, on a very pretty square in the historic centre, this completely refurbished 3-room flat is a great opportunity to live or invest.

## 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

Particularly bright, with a lovely view over a quiet square in the historic centre, it is located on the 1st floor of a building in very good condition with impeccable communal areas. There is a large, fully-equipped, contemporary-style kitchen, and a wide hallway with a few steps leading down to the main room, which is bathed in sunlight thanks to its large windows. There are two good-sized bedrooms, each with its own modern, functional shower room. This flat has been completely renovated to a very high standard, making it an excellent opportunity. Put down your furniture and enjoy the bustle of the heart of the city while remaining calm. Shops, restaurants, transport, schools and university are all close by. No nuisance, no work required.

Whether you're looking for a main residence, a pied à terre in Provence or a rental investment, there are plenty of options available to you.

The historic centre of Avignon, a UNESCO World Heritage site, is much-loved for its medieval architecture, picturesque narrow streets and famous Palais des Papes.

The city is very accessible thanks to its public transport network and its TGV station, which offers fast links to other major French cities, such as Montpellier, Marseille and Lyon, all less than 1 hour 20 minutes away, and Paris 2 hours 40 minutes.

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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: 1290 EUR**

## NOTES