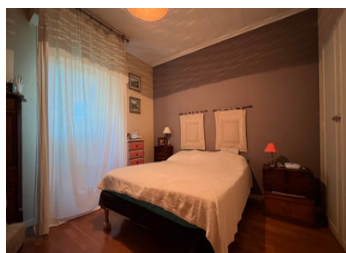
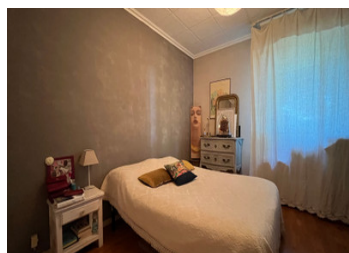


3-ROOM FLAT WITH TERRACE, LIFT, GARAGE, CELLAR



INFORMATION

Town:	Avignon
Department:	Vaucluse
Bed:	2
Bath:	1
Floor:	100 m2
Outside Space:	9 m2

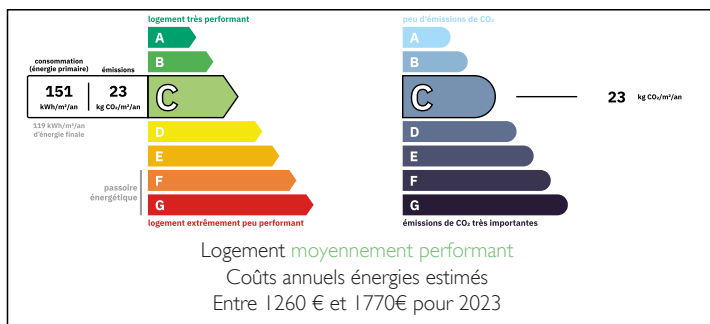


IN BRIEF

AVIGNON EM (first ring road) located 5 minutes' walk from the rue de la République, this 100 m² single-storey flat in a well-kept residence with lifts comprises: a double living room opening onto a 9 m² balcony, a closed kitchen with adjoining pantry, two bedrooms with storage space and a shower room.

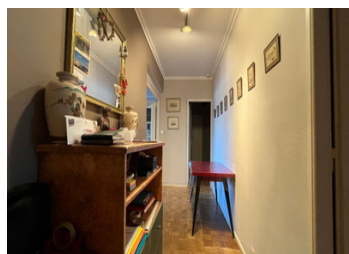
The basement includes a parking space in a closed garage and a private cellar.

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

Reversible air conditioning;

Insect screen

Electric shutters

Awning

Double glazing

5 minutes from the main station

Service charge €111 per month, including gas heating

Co-owned building of 48 units

Provisional annual charges: 1132€

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

LOCAL TAXES

Taxe foncière: 1492 EUR

NOTES