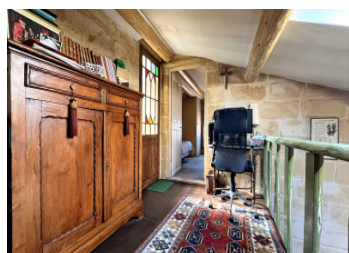


125 SQUARE METER APARTMENT WITH TERRACE, 3 BEDROOMS PLUS OFFICE

EXCLUSIVE



INFORMATION

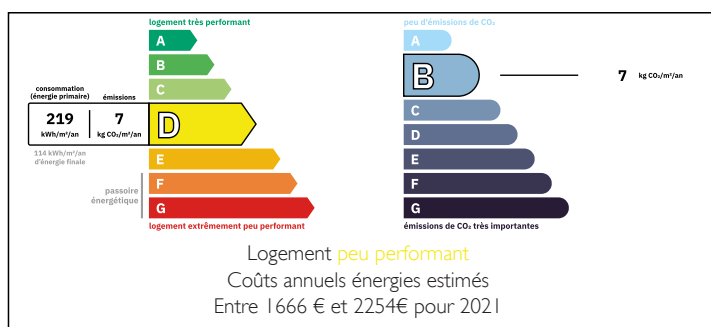
Town:	Avignon
Department:	Vaucluse
Bed:	3
Bath:	1
Floor:	125 m2
Outside Space:	16 m2

IN BRIEF

AVIGNON IM Carreterie district, charming 1,340 sq ft duplex apartment (1,151 sq ft according to the Carrez law) located on the second and top floor of a building dating from 1900, with private cellar on the landing. It comprises a living room with fireplace and a separate fitted kitchen with dining area. The sleeping area comprises three bedrooms, one with an en-suite shower room, a bathroom and a mezzanine office. The top floor has a 16 m² terrace ready to be converted.

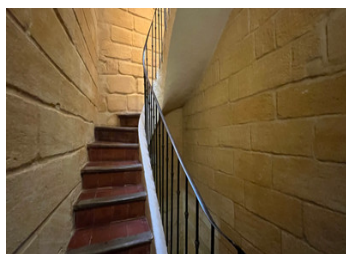
Possibility of renting a garage a few meters away.

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

Property tax €991

Condominium fees €169 per month

50 minutes from Marseille Provence Airport

50 minutes from Montpellier Méditerranée Airport

Co-owned building of 4 units

Provisional annual charges: 2032€

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

LOCAL TAXES

Taxe foncière: 991 EUR

NOTES