LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42110PAT84 Price: 130 000 EUR

agency fees to be paid by the seller

Avignon - 1st belt - 55m flat with kitchen, living room, one bedroom, bathroom, garden and garage.

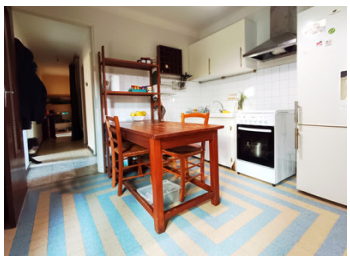
EXCLUSIVE















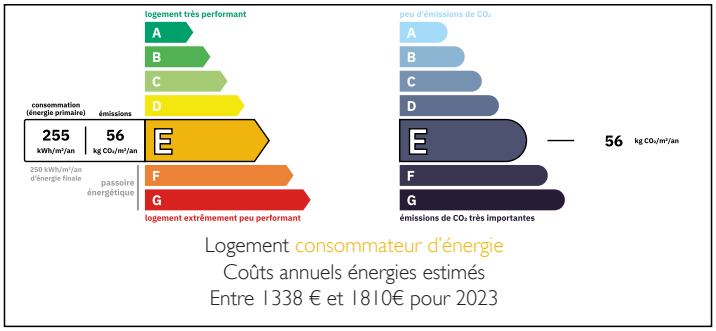
INFORMATION

Town:	Avignon
Department:	Vaucluse
Bed:	1
Bath:	1
Floor:	55 m2
Outside Space:	158 m2

IN BRIEF

55m² ground floor apartment with garden and garage, 800 metres from Avignon city centre

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1338 € et 1810€ pour 2023

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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DESCRIPTION

In a 1970s house with only two flats, this is the ideal home for a single person or a couple. An open garden and a separate garage offer parking for two vehicles. A sheltered terrace allows you to enjoy the outdoors as soon as the sun comes out. Inside, a beautiful 10m² kitchen, a large living room and a 14m² bedroom create a comfortable space. A bathroom adjoining a separate toilet and storage space complete the property.

A ten-minute walk from the ramparts in a quiet neighbourhood served by a bus route and cycle path, with numerous shops available all year round.

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

LOCAL TAXES

Taxe foncière: **785 EUR**

NOTES

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