LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48076CHS84 Price: 127 000 EUR

agency fees to be paid by the seller

AVIGNON: 2-ROOM APARTMENT, 44 m LIVING AREA, WITH BALCONY















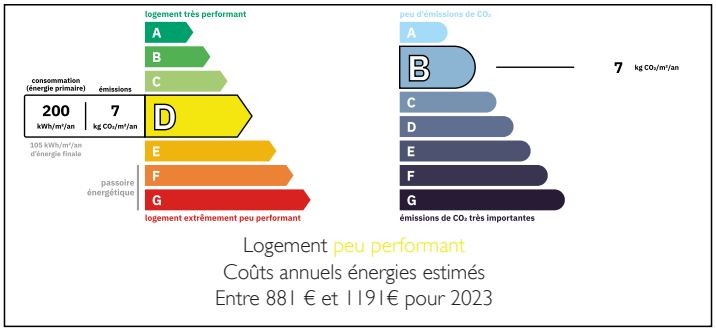
INFORMATION

Town:	Avignon
Department:	Vaucluse
Bed:	1
Bath:	1
Floor:	44 m2
Outside Space:	4 m2

IN BRIEF

Ideally located in the heart of the historic district in a sought-after neighborhood, come discover this 44 m² apartment (Carrez law) on the first floor of a well-maintained building, featuring a living area with an open-concept, fully equipped kitchen, a bedroom with an adjoining shower room, and a separate toilet. The apartment's highlight: a 4 m² outdoor area.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 881 € et 1191€ 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.

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DESCRIPTION

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Air conditioning
Double-glazed windows
Fully equipped kitchen
4 m² TERRACE

Co-owned building of 4 units
Provisional annual charges: 760€

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

LOCAL TAXES

Taxe foncière: **688 EUR**

NOTES