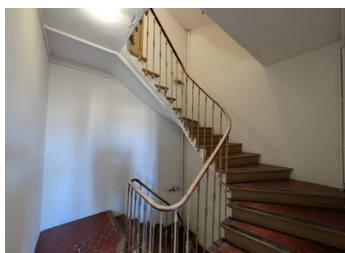
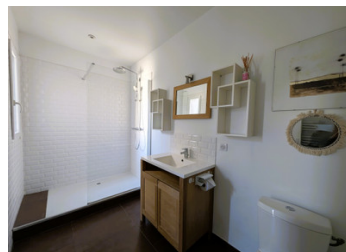


NEW Avignon City Centre Near Place Crillon-Attractive, Bright, Fully Renovated 54 m One-Bedroom Apartment



INFORMATION

Town:	Avignon
Department:	Vaucluse
Bed:	1
Bath:	1
Floor:	54 m2
Plot Size:	0 m2



IN BRIEF

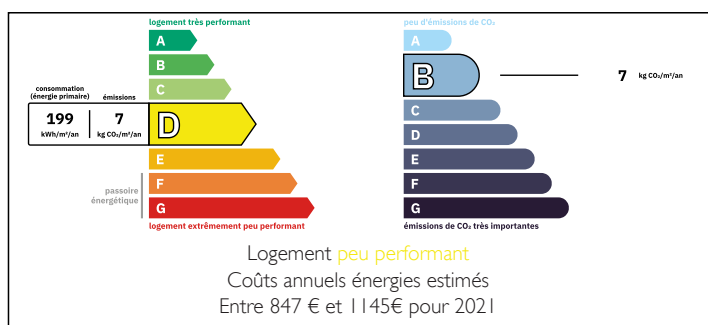
This 54 m² one-bedroom apartment is on the third floor of a small building without a lift, in a pleasant and highly sought-after area of Avignon's historic city centre, on Rue du Limas, near Place Crillon.

Fully renovated, it offers a peaceful and comfortable living environment, with plenty of natural light and open views.

The dual-aspect layout features a bright west-facing living area with a lounge, dining space and fully fitted open-plan kitchen. A hallway leads to an attractive east-facing bedroom with a dressing area and shower room with WC.

Shops, restaurants, theatres, cinemas, public transport, car parks and the railway station are all within easy walking distance.

ENERGY - DPE



With its prime location, quality renovation and

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

Small block of 7 lots – Annual service charges: €884

Annual property tax: €800

Please note: The apartment is currently unfurnished. Some photos have been virtually staged using AI to help you visualise the potential of the space.

Co-owned building of 7 units
Provisional annual charges: 884€

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

NOTES