

Avignon extra-muros, St Ruf district. 82 m 4-room town house with terrace and parking space.

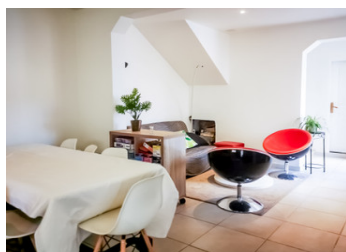


## INFORMATION

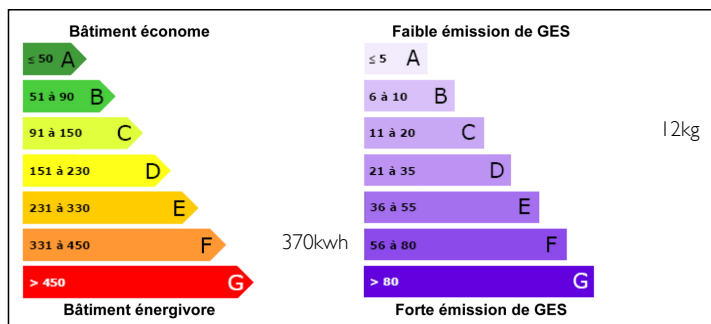
Town:	Avignon
Department:	Vaucluse
Bed:	3
Bath:	3
Floor:	82 m2
Plot Size:	246 m2

## IN BRIEF

Perfect for a family or investor, Avignon extra-muros, pleasant town house entirely renovated with taste. The 82 m<sup>2</sup> are optimized for comfort: a living area with lounge and open kitchen, a bedroom on the first floor and two others upstairs, one of which benefits from a spacious veranda. Each bedroom has its own bathroom with walk-in shower and toilet. A private terrace and parking space provide additional comfort. Its location in a popular area, both quiet and pleasant, a stone's throw from schools, shops, a swimming pool and banks, makes it a very pleasant place to live, suitable for a family or to offer student or seasonal co-location, or to take advantage of the famous Avignon Festival.



## 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

Welcome to this charming town house, where you can relax on the terrace as soon as you arrive.

On the first floor, a pleasant living room with a sitting and dining area, a fully equipped open-plan kitchen and a first bedroom with en-suite shower room and WC.

Upstairs, a lovely bright bedroom with its own veranda and another bedroom, both with en-suite shower room and WC.

Outside, a gated parking space. Parking is easy on the quiet street.

The historic center of Avignon, a UNESCO World Heritage site, is renowned for its medieval architecture, picturesque alleyways and the famous Palais des Papes.

Avignon hosts the famous Avignon Festival every year, attracting many visitors. This creates a seasonal demand for short-term rentals throughout the year.

The city is very accessible thanks to its public transport network and TGV station, which offers fast connections to other major French cities, such as Montpellier, Marseille and Lyon, less than 1h20 away, and 2h40 from Paris.

A great product for a family, an investment or a pied-à-terre.

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

## NOTES