

**NEW pleasant T3 apartment of 60 m with its beautiful terrace in a recent and secure residence !**



## INFORMATION

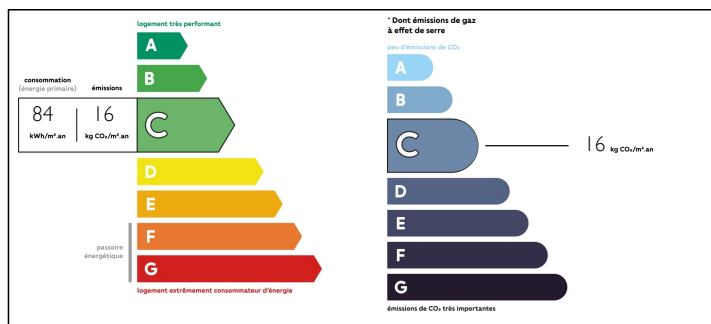
Town:	Avignon
Department:	Vaucluse
Bed:	2
Bath:	1
Floor:	60 m2
Outside Space:	8 m2

## IN BRIEF

In a recent, secure residence, pleasant 60 m<sup>2</sup> T3 apartment with its own terrace! The apartment opens onto a bright, spacious living area, comprising a lounge and an open, fully-equipped kitchen. This living area opens out onto a large sunny terrace. The interior layout also includes two comfortable bedrooms with French windows opening onto the terrace, a shower room with bathtub and separate toilet, and a laundry room. The apartment is located on the 3rd floor out of 4 with elevator and is accessible to people with reduced mobility. In a particularly verdant environment close to all amenities, the residence benefits from impeccable maintenance. A private underground parking space completes the property. Its strategic location ensures quick and easy access to many directions,

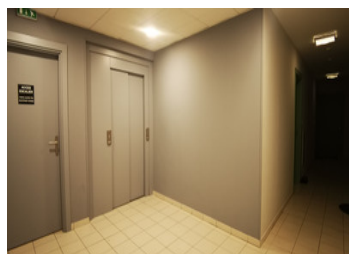


## ENERGY - DPE



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.



## LOCAL TAXES

**Taxe foncière: 1063 EUR**

## NOTES

## DESCRIPTION

Property tax: €1,063

Utilities: 135 euros per month including hot and cold water.

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The historic center of Avignon, a UNESCO World Heritage site, is much appreciated for its medieval architecture, picturesque alleyways and 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 1 h 20, and 2 h 40 from Paris.

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A great product for living or investment.

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Co-owned building of undefined units  
Provisional annual charges: 1620€

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