

EXCLUSIVITY - Magnificent T2 duplex with balcony, parking, 4th and top floor, facing Avignon ramparts

EXCLUSIVE

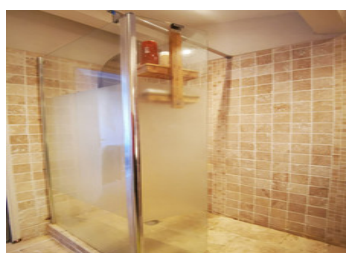
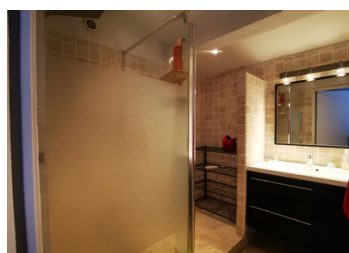
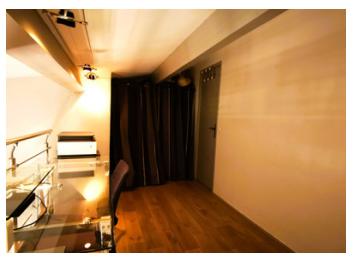
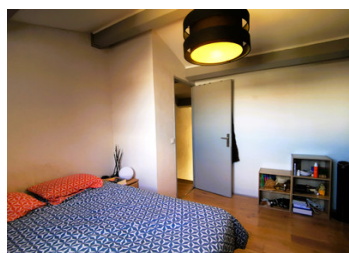
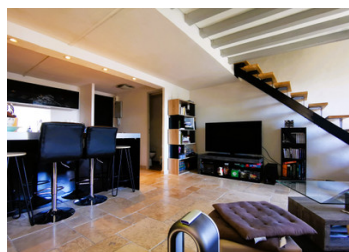


INFORMATION

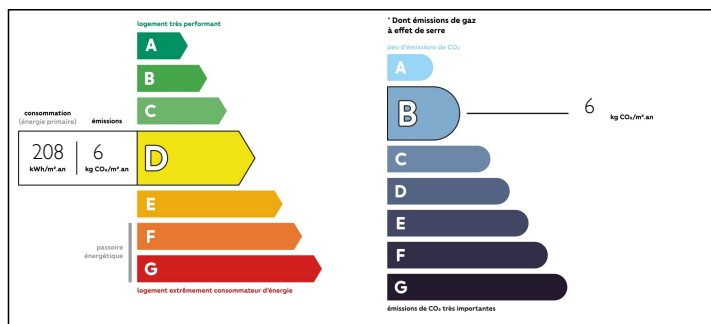
Town:	Avignon
Department:	Vaucluse
Bed:	1
Bath:	1
Floor:	54 m2
Outside Space:	3 m2

IN BRIEF

Located in a privileged area of Avignon, right next to the city center, this beautiful duplex boasts an exceptional location. With 54 m² of living space, it is located on the 4th and top floor, with elevator, of a well-maintained residence. It boasts well-appointed features and quality finishes. The interior has been cleverly designed to maximize comfort and space. A welcoming entrance hall, a fully-equipped kitchen opening onto the living room, custom-designed to become a real space for conviviality. A large bay window illuminates the living space and opens onto a balcony for relaxing moments in the open air. The first floor features a mezzanine converted into a study, a bedroom and a separate shower room. Double-glazing and air conditioning ensure optimum comfort all year round. This property is sold furnished.



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

Its location offers easy access to shops, restaurants, theaters and other cultural attractions.

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Property tax: €1,003 Utilities: €316 per quarter.

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The historic center of Avignon, a UNESCO World Heritage site, is renowned for its medieval architecture, picturesque streets 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 highly 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 away, and 2 h 40 from Paris.

A great product for a primary residence or investment.

Co-owned building of 2 units

Provisional annual charges: 1266€

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

NOTES