

Avignon Centre; charming and light 1 bedroom apartment for sale in the historic centre.



## INFORMATION

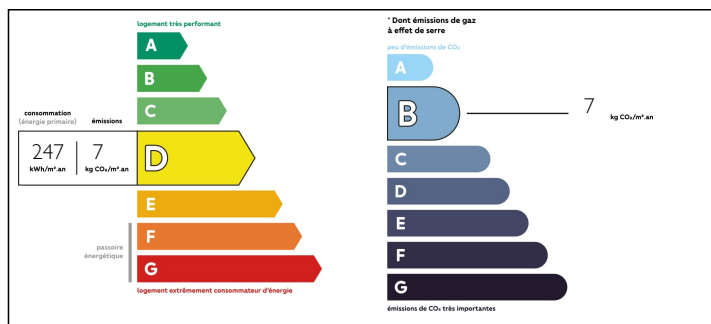
Town:	Avignon
Department:	Vaucluse
Bed:	1
Bath:	1
Floor:	44 m2
Plot Size:	0 m2

## IN BRIEF

In a sought-after location, in the heart of the historic city of Avignon, the capital of Provence, within easy walking distance of innumerable cafés, restaurants and shops, lies this charming 3rd floor apartment in a well-presented ancient residence. The property offers 44m2 of living accommodation comprising an entrance with WC, a well-appointed kitchen/dining, a large lounge with large windows and a double bedroom with en suite bathroom.



## 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

The famous walled city of Avignon, famous for the Palais de Papes, home to seven popes during the 14th century, is now one of the most visited cities in France. It offers a huge diversity of shops, cafés and restaurants and also acts as a gateway to discovering the fantastic landscapes of Provence and the Côtes du Rhone wine region. During the month of July, the city also hosts the largest theatre and performing arts festival in France, when the streets literally buzz with atmosphere. Avignon has a direct TGV link to Paris in just over 2 and a half hours and is only an hour from the Mediterranean beaches of the Camargue. Marseille international airport is less than an hour away.

This charming apartment lies in the centre of this historic city. The accommodation, on the third floor of a 4 story 18th century residence comprises the following:

- An entrance way with a door leading to a separate WC
- A nicely appointed fitted kitchen with breakfast bar and dining area
- A large lounge with beautiful tall period window and exposed stone walls
- A double bedroom away from the street with stone walls and ensuite shower room.

## LOCAL TAXES

Taxe foncière: 437 EUR

## NOTES

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