

This house / villa of 210 m (about 2258 ft), with a land size of 967 m (about 0,23 acres) has 6 rooms inclu

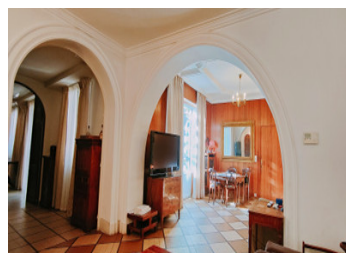
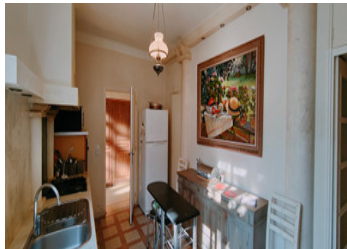
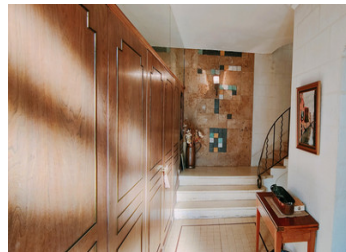


INFORMATION

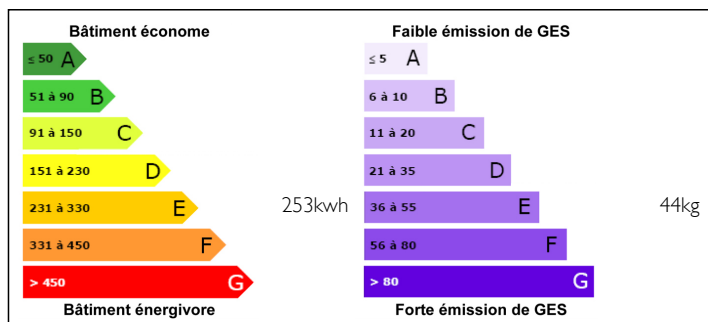
Town:	Avignon
Department:	Vaucluse
Bed:	6
Bath:	5
Floor:	280 m2
Plot Size:	967 m2

IN BRIEF

Avignon extramuros, 10 minutes walk from the ramparts and the train station, with all shops and the tram on site. This beautiful property offers two houses with terrace and 12 independent garages on a 967 m² plot. The main house of 210 m² consists of a beautiful living/dining room, a 50 m² office and a fully equipped kitchen. On the first floor, there are 4 bedrooms from 10 to 30 m², 2 bathrooms (1 with hammam), 2 shower rooms and 5 toilets. A beautiful sunny terrace covered with vines runs along the façade. An adjoining house with a surface area of 70 m² consists of a living room, kitchen, 2 nice bedrooms and bathroom. These two old houses benefit from a very beautiful luminosity and generous volumes, one finds there typical decorative elements of the Fifties and splendid mouldings in staff. The property is in perfect condition, with double...

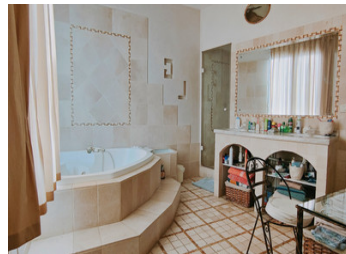
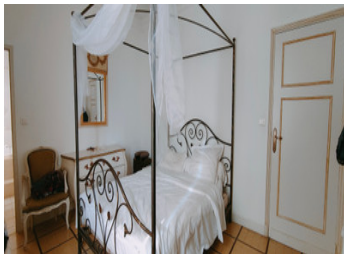


ENERGY - DPE



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

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

LOCAL TAXES

Taxe foncière: 4072 EUR

NOTES