

Avignon intra-muros, historic district. 2 room flat of 68 m .



## INFORMATION

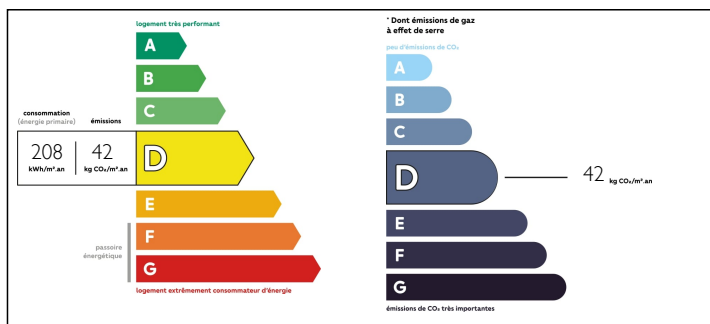
Town:	Avignon
Department:	Vaucluse
Bed:	1
Bath:	1
Floor:	65 m2
Plot Size:	0 m2



## IN BRIEF

Avignon, just a few steps from the Palais des Papes, in a historic district that will transport you to the past of the city. Located in a very beautiful building of standing in stone of size, this comfortable flat of 68 m<sup>2</sup> without opposite is in excellent state. It overlooks a pretty and quiet courtyard. It is composed of a modern fitted and equipped kitchen and a beautiful bedroom with a peaceful and relaxing atmosphere. The living room with its beautiful volumes mixes cachet and authenticity. Bathroom with bathtub and washbasin with storage space, electric towel dryer. Separate toilet. An intimate place full of history, nestled in the heart of the most sought-after medieval quarter. This friendly and elegant place would make a wonderful pied à terre or a seasonal rental investment with a good return. Don't miss this unique opportunity to own a beautiful flat with character and...

## 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

Recent complete renovation

Gas boiler

Possibility to store bicycles in the hall of the building

Living room 34 m<sup>2</sup>

Bedroom with dressing room 18 m<sup>2</sup>

Kitchen 7,50 m<sup>2</sup>

Bathroom 4 m<sup>2</sup>

Co-ownership of 5 lots. Annual co-ownership charges 1044 €.

The historic centre of Avignon, a UNESCO World Heritage Site, is highly regarded for its medieval architecture, picturesque streets and its famous Palais des Papes.

Avignon hosts the famous Avignon Festival each year, attracting many visitors. This creates a seasonal demand for short term rentals, particularly during the festival period.

The city is very accessible thanks to its public transport network and its TGV station, which offers fast connections to other major French cities, such as Montpellier, Marseille and Lyon, which are less than 1 hour 20 minutes away, and 2 hours 40 minutes from Paris.

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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: 1063 EUR**

## NOTES