

Avignon intra muros exceptional private mansion house of 230 m with courtyard, pool and garage



## INFORMATION

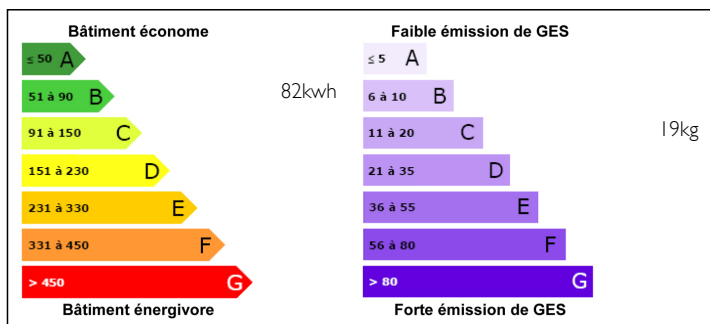
Town:	Avignon
Department:	Vaucluse
Bed:	3
Bath:	2
Floor:	230 m2
Plot Size:	80 m2



## IN BRIEF

Avignon Intra-muros, located in one of the most sought-after areas of the historic centre, close to all tourist sites and shops. Behind a discreet door, this charming 17th century private mansion with a surface area of 230 m<sup>2</sup> and an intimate courtyard of 80 m<sup>2</sup> is revealed. Large bright living room, equipped kitchen, dining room, three bedrooms, 1 shower room and 1 bathroom. The ceilings, the mouldings and the period architectural features offer a touch of character and refinement to each room. Discover its charming Italian-style courtyard, the perfect place to enjoy the mild sunny days or to organize outdoor dinners. The highlight of the show is the incredible rooftop pool, a private oasis in the heart of Avignon's rich heritage. An exceptional residence that will offer you a unique and prestigious living environment. This magnificent address is to be discovered in your Leggett agency. Contact us now!

## 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

Garden level: entrance, dining room and fitted kitchen

1st floor: reception room, alcove bedroom opening onto the outside, a second bedroom, a renovated bathroom, dressing room and office.

2nd floor: 3 bedrooms, dressing room and bathroom.

Garage, cellar and outbuildings.

The swimming pool is heated, with counter-current swimming, and it is possible to adjust the water level thanks to its removable bottom. Ideal for sport sessions or children's safety. The canopy can be fully opened to make a real solarium.

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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: 3000 EUR**

## NOTES