

AVIGNON INTRA-MUROS, Coup de cœur for this beautiful 136m² apartment with 24m² terrace not overlooked !



INFORMATION

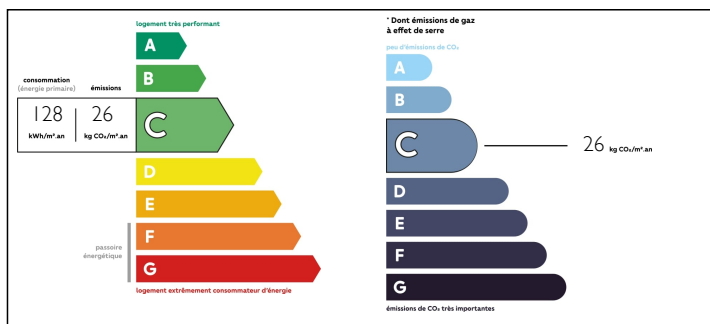
Town:	Avignon
Department:	Vaucluse
Bed:	4
Bath:	2
Floor:	136 m ²
Outside Space:	24 m ²



IN BRIEF

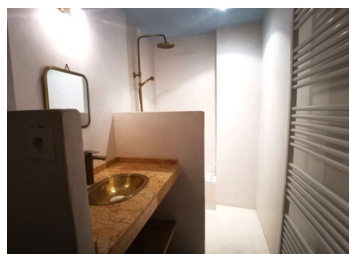
Exceptionnal Avignon Intramuros 5-room apartment 136 m² with 24 m² terrace. You will be seduced by this superb atypical apartment of 136 m² living space which is articulated in U around its large sunny terrace out of sight. You will also appreciate its character combining contemporary and stone, thanks to a successful renovation with quality materials. This beautiful bright apartment, pleasant to live offers a beautiful kitchen made to measure and fully equipped overlooking its terrace where you will spend good convivial moments with friends or family in complete privacy! It has a master bedroom with private bathroom made to measure, three other bedrooms, a bathroom/ toilet, a separate toilet, a laundry area and many storage spaces. It is located in a quiet street close to all amenities, transport and a few minutes from the University.

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

A secluded terrace with the possibility of installing a fountain and its bar area

Living space approximately 40 m²

Kitchen: 19 m²

Master bedroom with bathroom

3 bedrooms

1 shower room/ wc

1 separate toilet

Storage spaces

Shutters: terrace and bathroom

Reversible air conditioning: living room and kitchen

Towel dryer: bathroom

Proximity shops and transport

Quiet area, typical district of old Avignon

Orientation: East West

Property tax: 1 539 €

Small condominium, low charges: 390 €/year

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

LOCAL TAXES

Taxe foncière: 1 539 EUR

NOTES