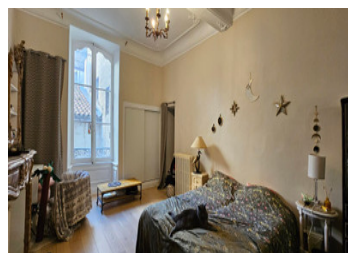
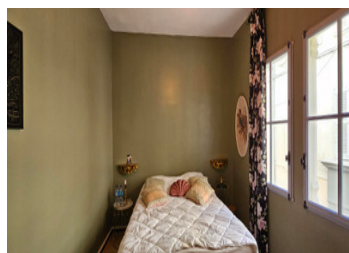
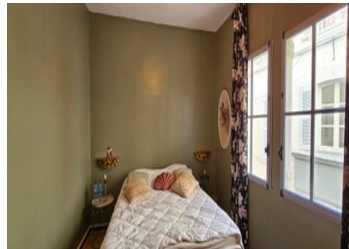
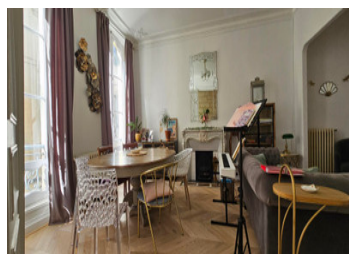


107 m 3-room flat comprising a living room, kitchen, hallway, WC, 2 bedrooms and shower room. Cellar.



## INFORMATION

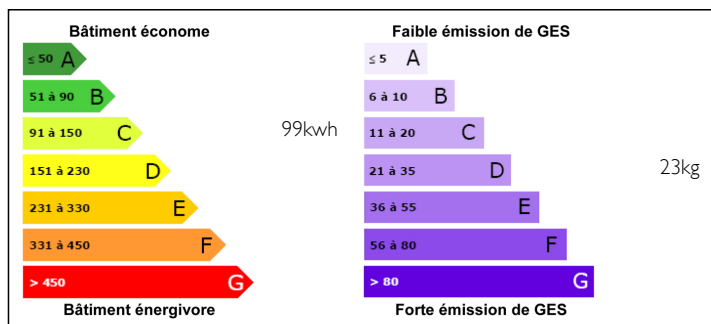
Town:	Avignon
Department:	Vaucluse
Bed:	2
Bath:	1
Floor:	107 m2
Plot Size:	0 m2



## IN BRIEF

New. In Avignon intramuros, in the heart of the typical medieval district of La Banasterie, this 107 m<sup>2</sup>, 3-room flat combines period charm with contemporary features. Located on the 1st floor of a small condominium, it was completely and tastefully renovated in 2020, retaining all its authentic character. It also has a cellar on the ground floor.

## 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

Welcome to your future charming flat in the heart of Avignon's historic centre. Located on the 1st floor of a small, well-maintained condominium, this 14th-century building was completely renovated in 2020.

It is accessed via a small, quiet street with very little foot traffic, as access by car is reserved for local residents.

The house has been tastefully decorated by its owners, and the well-thought-out layout makes it a comfortable place to live.

A welcoming entrance hall opens onto a well laid-out double living room with a dining area. This light-filled room is full of charm and perfectly reflects the period character of the property, with its period fireplace, Hungarian oak parquet flooring and high ceilings. What an elegant living space!

The kitchen is new and fully equipped, perfectly chosen to match the style of the flat. It has plenty of storage space and is ideal for family meals.

Two bedrooms with fitted wardrobes and a fireplace, one of which has a dressing room that can be used as a shower room. Bathroom and separate WC.

Our favourite apartment of the week!

West exposure

Separate WC

Recent gas boiler

The shower room in one of the bedrooms is currently used as a dressing room but can easily be brought back into use.

Roof and facade restored in 2020

9 m<sup>2</sup> cellar on ground floor

All shops, schools and services are on site. Restaurants, shops and cultural activities all year round.

Town life with a village feel, in the heart of the rich heritage of the City of...

## LOCAL TAXES

**Taxe foncière: 1333 EUR**

## NOTES