

NEW Avignon intra-muros, nice furnished studio of 23 m in the heart of the city !



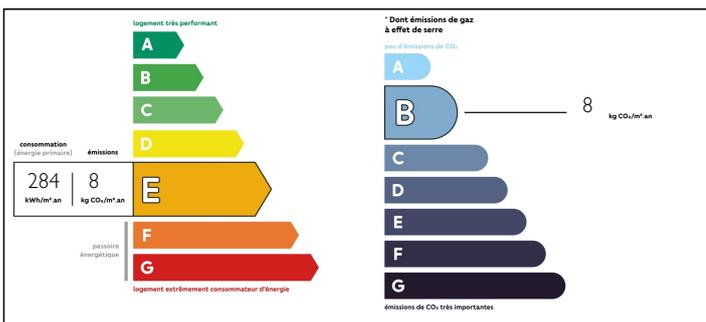
INFORMATION

Town:	Avignon
Department:	Vaucluse
Bed:	1
Bath:	1
Floor:	23 m2
Plot Size:	0 m2

IN BRIEF

NEW Avignon intra -muros, in the heart of the city! This attractive studio offers 23 m² of living space. It comprises a pleasant, bright and welcoming living room with a fully-equipped kitchen, and a shower room with toilet. The apartment is fully furnished and well-appointed, with double glazing and plenty of storage space. It's ideal for both students and tourists. It's on the second floor of a small condominium with five apartments. Ideally located, semi-pedestrian street, close to all amenities, the university, public transport, the main train station and the TGV, as well as shops, restaurants, theaters and other cultural attractions. A lively, highly sought-after area of Avignon, just 2 minutes from Place Saint-Didier, 6 minutes from Place Pie or Marché des Halles on foot.

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

Condominium with 5 apartments, 1 per floor.
The syndicate is voluntary and there are no works planned.

Property tax: €476

Service charges: 376 euros per year.

The historic center of Avignon, a UNESCO World Heritage site, is much appreciated for its medieval architecture, picturesque alleyways and famous Palais des Papes.

Every year, Avignon hosts the famous Festival d'Avignon, attracting large numbers of visitors. This creates seasonal demand for short-term rentals throughout the year.

The city is highly accessible thanks to its public transport network and TGV station, which offers fast connections to other major French cities, such as Montpellier, Marseille and Lyon in under 1 hr 20, and Paris in 2 hr 40.

A great investment opportunity

Note: ECD changed to category D as of July 1, 2024

Co-owned building of 1 units
Provisional annual charges: 376€

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

LOCAL TAXES

Taxe foncière: 476 EUR

NOTES