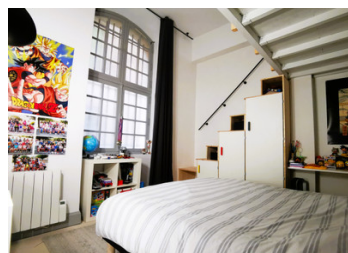
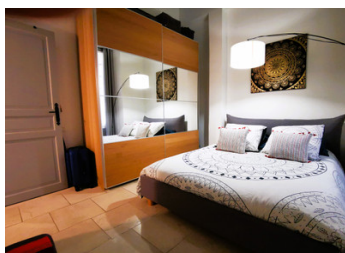
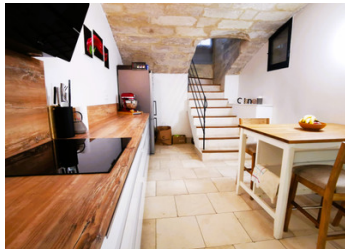


Rare ! Avignon IM 69 m T3 apartment in a listed building



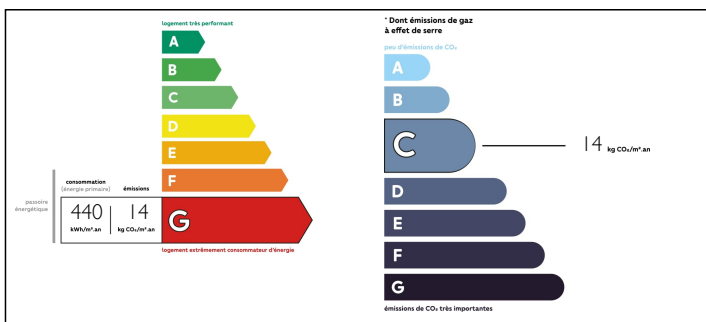
INFORMATION

Town:	Avignon
Department:	Vaucluse
Bed:	2
Bath:	1
Floor:	69 m2
Plot Size:	0 m2

IN BRIEF

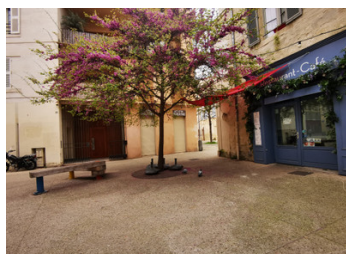
In a private mansion dating back to the early 18th century, this charming, atypical apartment has retained all its character, with exposed stonework, exposed beams and French-style ceilings. Entirely renovated with taste, the apartment offers a careful blend of authenticity and modernity, with quality finishes. The interior has been cleverly designed to maximize comfort and space. Right from the entrance, you'll find a beautiful space serving the whole: a cosy living room, judiciously isolated from the two bedrooms to guarantee privacy and tranquility. The warm, spacious, fully-equipped kitchen has been custom-designed to become a real space for conviviality. The two 11m2 bedrooms offer a relaxing setting, one with a high ceiling and mezzanine, adding a touch of originality to the whole. The bathroom with walk-in shower, bathtub and separate toilet offers additional comfort.

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.



LOCAL TAXES

Taxe foncière: 1540 EUR

NOTES

DESCRIPTION

This property benefits from an independent entrance from the building's communal courtyard, a privilege that allows it to take advantage of the courtyard, underscoring the exclusivity of this apartment.

An exceptional living environment, where history meets modern comfort in perfect harmony.

Although rated G on the DPE, this exceptional property offers a remarkable level of thermal comfort, thanks to the integration of inertia radiators.

This state-of-the-art equipment guarantees gentle, persistent warmth all winter long. Their ability to store heat and release it gradually ensures constant diffusion in every room, even long after they've been switched off.

In short, this apartment harmoniously combines energy performance and living comfort, offering an innovative heating solution that meets the needs of those seeking uncompromising quality of life.

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

The city is easily accessible thanks to its public transport network and TGV station, 2 h 40 from Paris.

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Note: For art and history enthusiasts, the purchase of a property classified as a historic monument offers a number of advantages, particularly in terms of taxation and heritage.