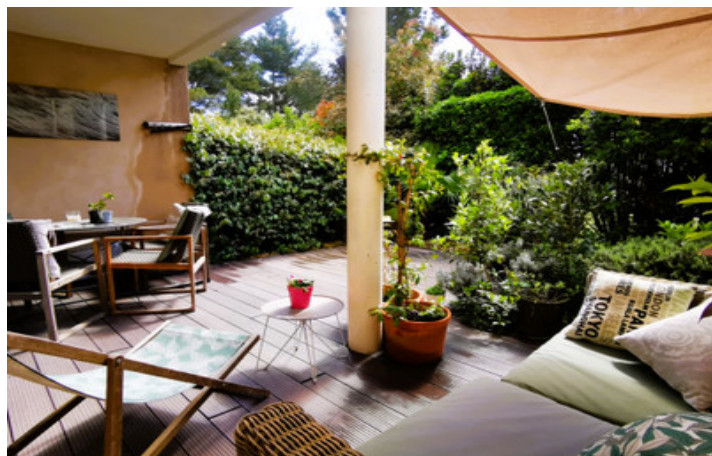
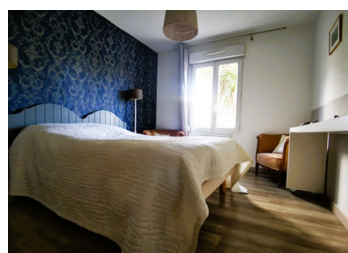


NEW. Villeneuve les Avignon. Pleasant T3 apartment, 61 m , terrace and small garden.



INFORMATION

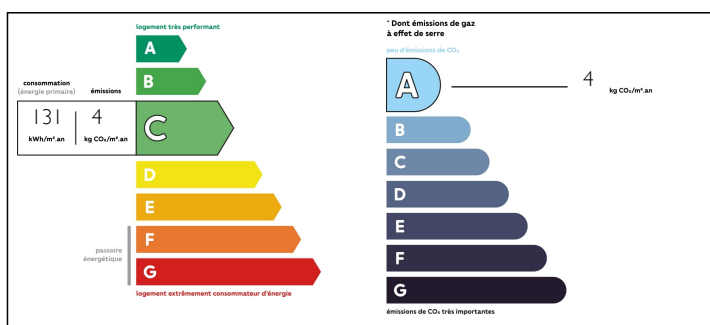
Town:	Villeneuve-lès-Avignon
Department:	Gard
Bed:	2
Bath:	1
Floor:	61 m2
Outside Space:	20 m2



IN BRIEF

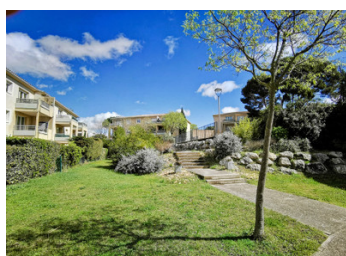
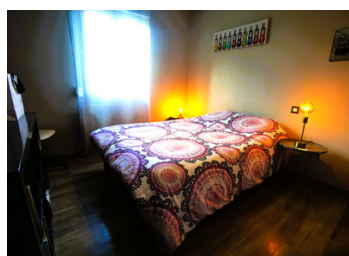
In this pleasant 61 m² T3 apartment, live like you're at home, with all the advantages of a luxury, secure residence! The apartment opens onto a bright, spacious living area, featuring a welcoming lounge and a modern, open-plan fitted kitchen. This living space extends outwards to a large sunny terrace and a private garden, both south-facing and unoverlooked. The interior layout also includes two comfortable bedrooms, a shower room with Italian shower and separate WC. The apartment is also equipped with electric inertia radiators, guaranteeing your comfort while saving energy at the same time. In a particularly verdant environment, the residence benefits from impeccable maintenance, a dedicated janitor and an outdoor swimming pool. A private parking space in the residence completes the property.

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: 1219 EUR

NOTES

DESCRIPTION

Located just a few minutes' walk from Villeneuve les Avignon and close to all amenities, this residence perfectly combines nature, comfort and convenience.

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Monthly service charges: €137

Property tax: €1,219

00 00 00 00 00 00

Villeneuve les Avignon is a pretty tourist town in the Grand Avignon agglomeration. Its historic village center and quality shops make it a great location.

There are several primary and secondary schools, as well as a lycée. Many sports facilities are available to residents, in addition to numerous natural areas and historic monuments.

Avignon city center and the TGV train station are just a few minutes away by car, connecting Paris in 2h40, and Lyon Marseille and Montpellier in less than 1h20.

Co-owned building of 2 units

Provisional annual charges: 1644€

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