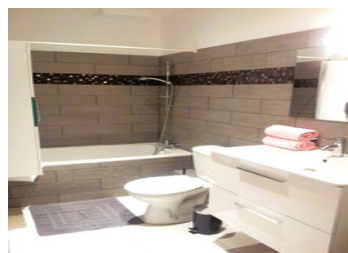
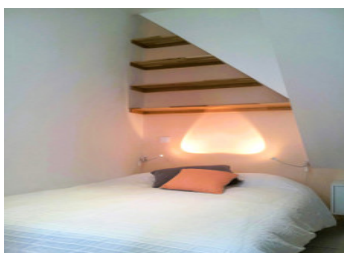
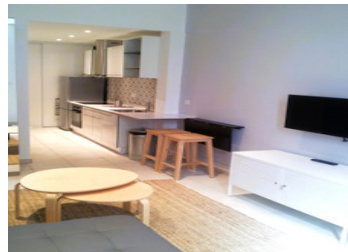


NEW Avignon extra-muros, beautiful 2-room apartment of 34 m renovated just a step from the city center !

EXCLUSIVE



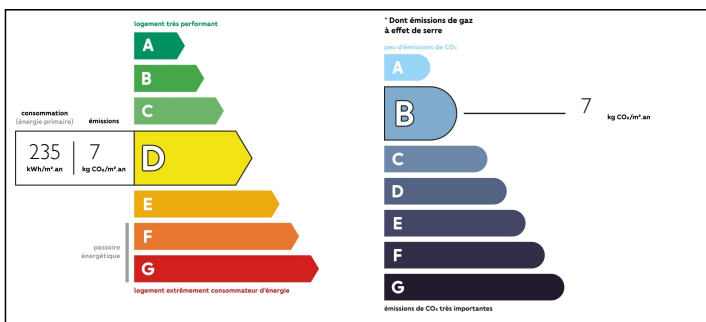
INFORMATION

Town:	Avignon
Department:	Vaucluse
Bed:	1
Bath:	1
Floor:	34 m2
Plot Size:	0 m2

IN BRIEF

NEW Avignon extra-muros, a stone's throw from the city center! This beautiful 2-room apartment offers 34 m² of living space, located on the second floor of a small condominium on two levels. It comprises a bright living room with high ceilings, an open-plan fitted kitchen, a comfortable bedroom and a spacious bathroom with bath and WC. The apartment is fully furnished and has benefited from careful renovation, including double glazing and electric shutters. Ideally located close to the university, public transport, the main train station and the TGV, as well as shops, restaurants, theaters and other cultural attractions...

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

Co-ownership of 11 lots. Charges: 83 euros per month.

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

Every year, Avignon hosts the famous Festival d'Avignon, attracting large numbers of visitors. This creates a 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, less than 1h20 away, and 2h40 from Paris.

A great investment opportunity, whether you're looking for a pied-à-terre or a first purchase.

Co-owned building of 1 units
Provisional annual charges: 83€

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

LOCAL TAXES

Taxe foncière: 581 EUR

NOTES