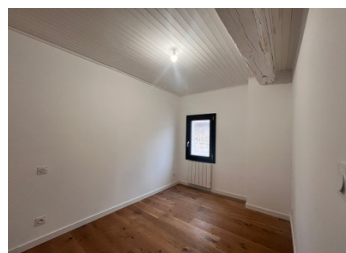


Avignon intra-muros. Banasterie district. Fully renovated 52 m flat



INFORMATION

Town:	Avignon
Department:	Vaucluse
Bed:	1
Bath:	1
Floor:	52 m2
Plot Size:	0 m2

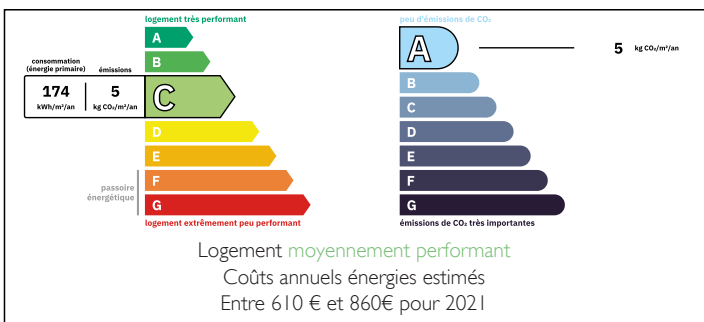


IN BRIEF

Avignon intramuros. Located in a 13 th-century freestone town house, in the heart of the authentic Banasterie district and just a stone's throw from the Palais des Papes. Welcome to this fully renovated 2-room flat, with 52 m² of living space and a lovely view over the city's rooftops. As soon as you enter, you'll be greeted by a bright, welcoming space, with quality materials and impeccable finishes. New, fully-equipped kitchen, shower room with walk-in shower and double washbasin, WC. Beautiful bedroom with dressing room. The charm of a bygone era combined with contemporary features make this a property in a prime location, close to the shops, restaurants and tourist attractions of the historic centre. Ideal for making the most of the city's cultural wealth!

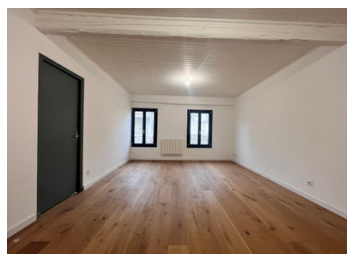
Discover the many possibilities for this flat: pied à terre, rental investment, student/seasonal lease...

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

Open-plan fitted kitchen with oven, extractor hood and hob

Shower room with large Italian-style shower in travertine

Electric heating

High-performance accommodation

DPE : C

ERP: A

Co-ownership of 14 lots.

The historic centre of Avignon, a UNESCO World Heritage Site, is much loved for its medieval architecture, picturesque narrow streets and famous Palais des Papes.

Avignon hosts the famous Avignon Festival every year, attracting large numbers of visitors. This creates a seasonal demand for short-term rentals, particularly during the festival period.

The city is very accessible thanks to its public transport network and its TGV station, which offers fast links to other major French cities, such as Montpellier, Marseille and Lyon, less than 1 hour 20 minutes away, and 2 hours 40 minutes from Paris.

Co-owned building of 14 units

Provisional annual charges: 160€

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

LOCAL TAXES

Taxe foncière: 520 EUR

Taxe habitation: EUR

NOTES