

Avignon city centre—Stunning one-bedroom flat (55 m ) with large balcony in a prestigious residence with lift



EXCLUSIVE

## INFORMATION

Town:	Avignon
Department:	Vaucluse
Bed:	1
Bath:	1
Floor:	55 m2
Outside Space:	11 m2

## IN BRIEF

Located within the historic city walls of Avignon, just a short walk from shops and local amenities, this superb one-bedroom apartment of 55 sq. m is set on the second floor of a secure, well-maintained residence with lift access.

Benefiting from an east–west aspect, the property enjoys abundant natural light throughout the day and offers a warm, welcoming atmosphere.

The spacious and bright living area features a fully fitted open-plan kitchen and opens onto a large balcony through two wide patio doors – an ideal space to relax or entertain.

The sleeping area includes a comfortable double bedroom, a modern bathroom, and a separate WC, ensuring maximum comfort for everyday living.

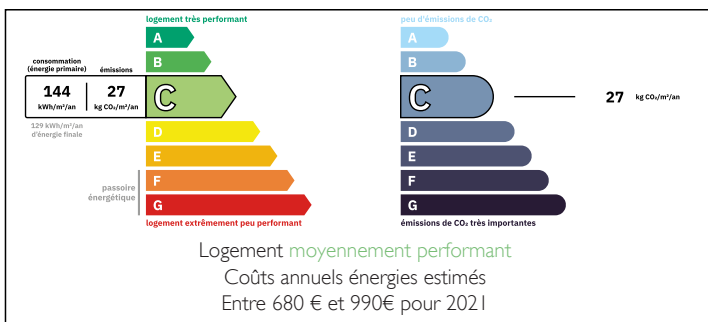
Additional features include double glazing, gas

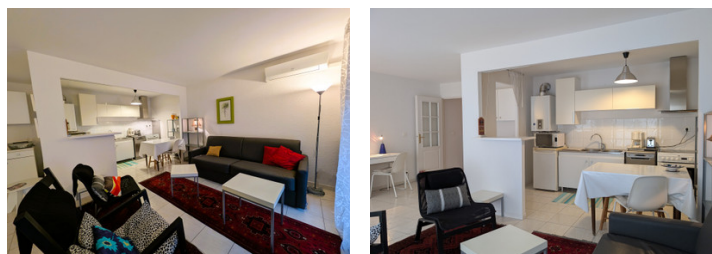
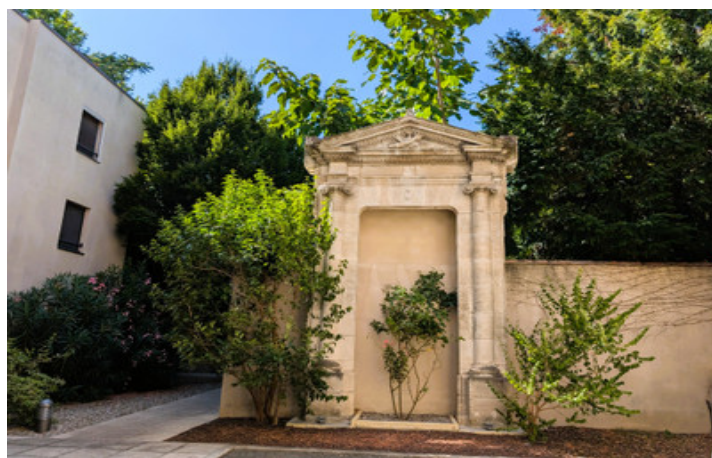
NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract 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.



## ENERGY - DPE





## DESCRIPTION

This bright, elegant and functional apartment makes a perfect main residence or pied-à-terre in the very heart of Avignon's historic centre.

There is the possibility to purchase a private, lock-up garage located in the basement of the residence.

Property tax: €1,332 per year

Service charges: €130 per month

The historic centre of Avignon, listed as a UNESCO World Heritage Site, is renowned for its medieval architecture, picturesque streets, and the iconic Palais des Papes.

Avignon also hosts the world-famous Avignon Festival each year, attracting numerous visitors and creating strong seasonal demand for short-term rentals throughout the year.

The city enjoys excellent transport connections, with a comprehensive public transport network and a TGV high-speed train station offering direct links to major French cities — including Montpellier, Marseille, and Lyon in under 1 hour 20 minutes, and Paris in just 2 hours 40 minutes.

## LOCAL TAXES

**Taxe foncière: 1332 EUR**

**Taxe habitation: EUR**

## NOTES

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Co-owned building of 1 units

Provisional annual charges: 1600€

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