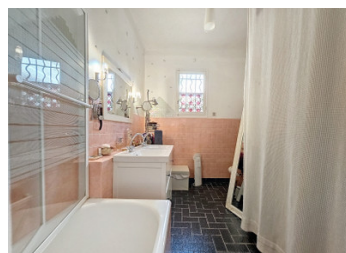


Avignon Intra-muros, Vernet district Charming 3-room flat of 80m located on the 3rd and top floor



## INFORMATION

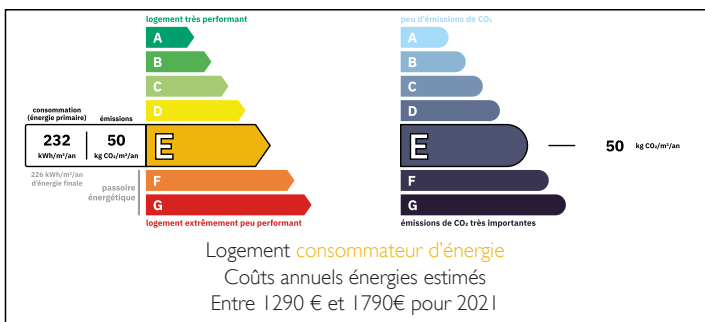
|             |          |
|-------------|----------|
| Town:       | Avignon  |
| Department: | Vaucluse |
| Bed:        | 2        |
| Bath:       | 1        |
| Floor:      | 82 m2    |
| Plot Size:  | 0 m2     |



## IN BRIEF

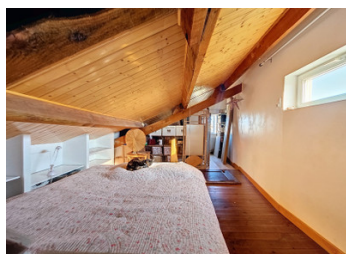
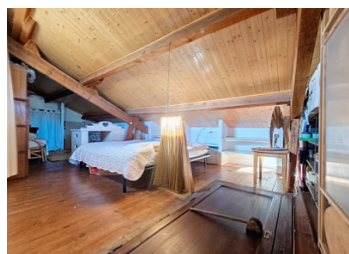
Avignon, ideally located in the Vernet district. This charming old-style flat is in perfect condition and occupies the third and top floor of a small stone building. Bathed in light thanks to its exposure and pretty windows overlooking the city's rooftops, you'll love its warm, welcoming atmosphere.

## 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: 819 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

On the top floor of a beautiful old building, welcome to this 80 m<sup>2</sup> duplex flat. The bright, comfortable living room is typical of old buildings, with high ceilings, an old fireplace and pretty floor tiles in very good condition. It opens onto a functional fitted kitchen in perfect condition, with a convivial bar area. The flat has two bedrooms, one of which is under the roof and accessible from the living room. Bathroom with a small bath. A charming place to enjoy the village spirit right in the historic centre!

Ideal for a first-time buyer, seasonal rental investment or a lovely pied à terre in Provence. 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.

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Co-owned building of 24 units  
Provisional annual charges: 840€

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