

Rare, just steps away from the city center! Beautiful 1-bedroom duplex apartment with a balcony and parking



EXCLUSIVE

## INFORMATION

Town:	Avignon
Department:	Vaucluse
Bed:	1
Bath:	1
Floor:	49 m2
Outside Space:	3 m2

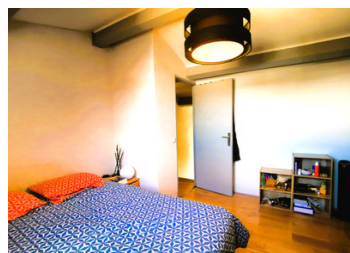
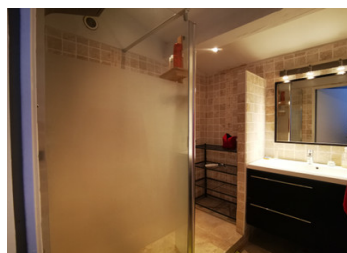
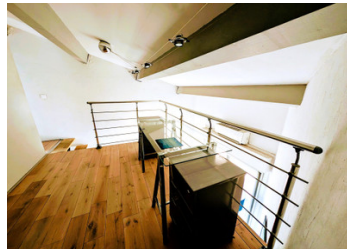
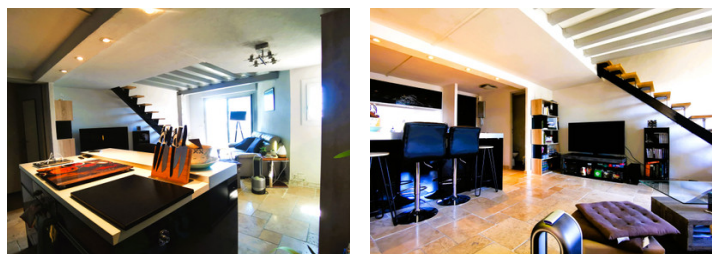
## IN BRIEF

In a prime location in Avignon, just steps from the historic center, this stunning duplex of 54 m<sup>2</sup> of usable space (49 m<sup>2</sup> under the Carrez law) boasts an exceptional location, combining both tranquility and proximity to amenities.

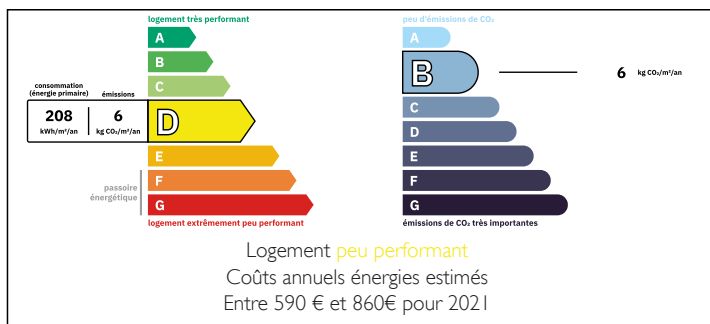
Situated on the 4th and top floor of a well-maintained building, this rare property captivates with its charm and character, while offering high-end features.

The interior layout has been meticulously designed to maximize space and provide optimal comfort. From the entrance, the warm and refined ambiance invites you to explore a functional and elegant living area.

The open kitchen, fully equipped and custom-designed, seamlessly blends with the living room, creating a modern and convivial living space.



## 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

On the upper level, a mezzanine converted into an office overlooks the living area, complemented by a cozy bedroom and a separate, carefully designed shower room. This duplex has been thoughtfully crafted down to the smallest detail to provide a warm and pleasant atmosphere, perfect for a comfortable everyday life.

This rare property is offered fully furnished, ready to welcome its future owners in an exceptional setting.

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Comfort is guaranteed year-round with double glazing and reversible air conditioning.

Its location allows for easy access to shops, restaurants, theaters, and other cultural attractions.

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Property tax: €1,042 Quarterly charges: €330.

Sold with tenant in situ

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The historic center of Avignon, a UNESCO World Heritage site, is highly regarded for its medieval architecture, picturesque streets, and the famous Palais des Papes. Every year, Avignon hosts the renowned Festival d'Avignon, attracting numerous visitors.

This creates seasonal demand for short-term rentals year-round.

The city is very accessible, with its public transport network and TGV station providing fast connections to other major French cities, such as Montpellier, Marseille, and Lyon (less than 1 hour 20 minutes away), and Paris (2 hours 40 minutes away).

## LOCAL TAXES

Taxe foncière: 1042 EUR

## NOTES