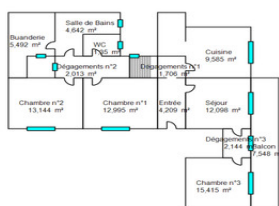


## CHARMING 3-ROOM APARTMENT WITH BALCONY



## INFORMATION

|                |          |
|----------------|----------|
| Town:          | Avignon  |
| Department:    | Vaucluse |
| Bed:           | 2        |
| Bath:          | 1        |
| Floor:         | 85 m2    |
| Outside Space: | 8 m2     |

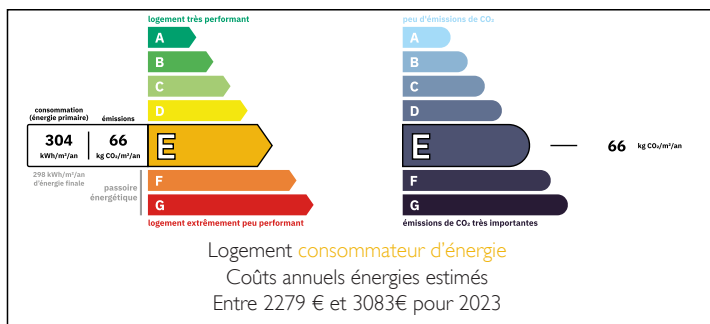


## IN BRIEF

Located in the heart of the town, close to the train station and shops, this superb 85 m2 apartment comprises a fitted kitchen opening onto a dining area, plus an open-plan living room opening onto a long balcony with a period fireplace. The half-level leads to 2 large bedrooms, one with adjoining dressing room, and a shower room with Italian-style shower.

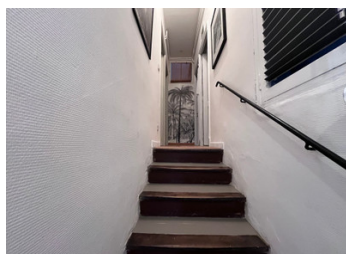
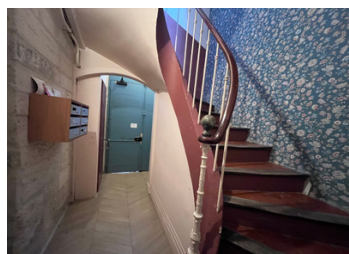
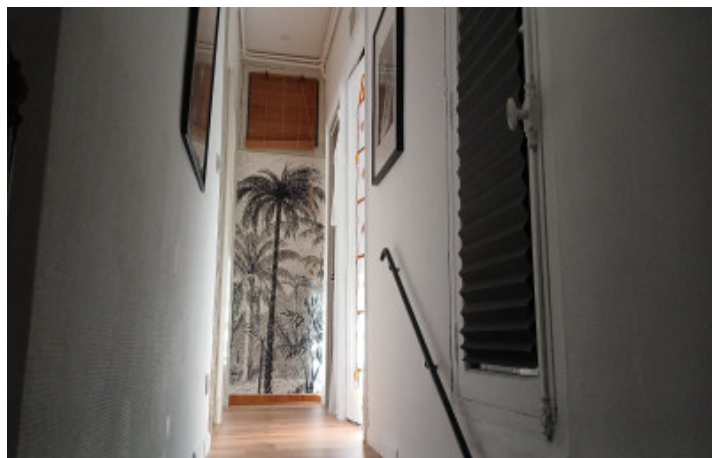
This charming, perfectly-kept, recently-renovated apartment requires no further work.

## 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

Parking nearby 60 € per month

Gas central heating

Balcony

Property tax €900

Condominium fees 94 € per month

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

## LOCAL TAXES

Taxe foncière: 900 EUR

Taxe habitation: EUR

## NOTES