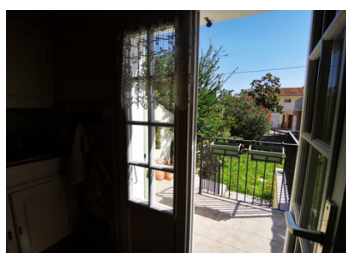
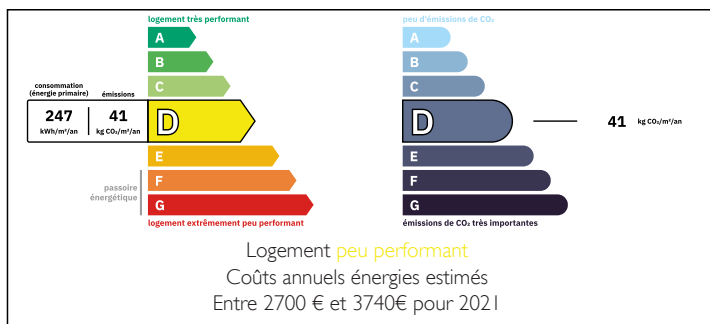


Exclusive ! Town house with garden and garage in Avignon, only 10 minutes from the ramparts!

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Avignon
Department:	Vaucluse
Bed:	3
Bath:	1
Floor:	87 m²
Plot Size:	188 m²

IN BRIEF

In the peaceful Massillargues neighborhood, less than 10 minutes from Avignon's ramparts, this charming overlooked house on a 188 m² plot offers an ideal, practical living environment for a family. Close to all amenities (shops, schools, swimming pool).

Layout

- First floor: 1 bedroom with built-in closet.
- Half-level: 1 bright living room and 1 separate kitchen, both opening onto a 23 m² south-east-facing terrace, perfect for sunny days.
- 1st floor: 2 comfortable bedrooms, 1 shower room with WC and 1 separate WC.

Basement:

- 21 m² workshop for creative hobbies or as an office,
- 14 m² storage space,
- 18 m² DIY workshop with access to a 56 m²

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

Ideally located, this property benefits from easy access to expressways and is well served by public transport, all without noise pollution. It is equipped with reversible air conditioning and double-glazed windows for optimum comfort.

This home is a real favorite for those looking for a peaceful haven close to Avignon's historic center.

* * *

Every year, Avignon plays host to the famous Festival d'Avignon, attracting large numbers of visitors. This creates a seasonal demand for short-term rentals throughout the year.

The city is very accessible thanks to its public transport network and TGV station, which offers fast connections to other major French cities, such as Montpellier, Marseille and Lyon, less than 1h20 away, and 2h40 from Paris.

*

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

LOCAL TAXES

Taxe foncière: 1682 EUR

Taxe habitation: EUR

NOTES