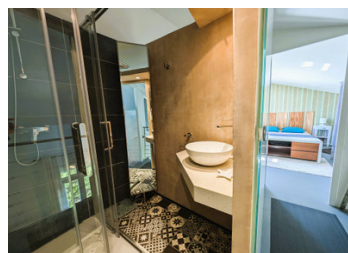
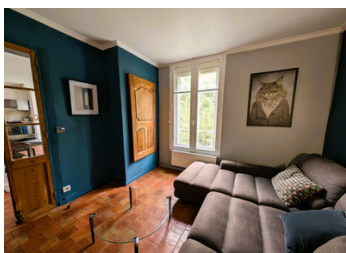


## Avignon Intra-Muros – Stunning 70 m Designer Duplex on the Top Floor



## INFORMATION

Town:	Avignon
Department:	Vaucluse
Bed:	2
Bath:	2
Floor:	70 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>

## IN BRIEF

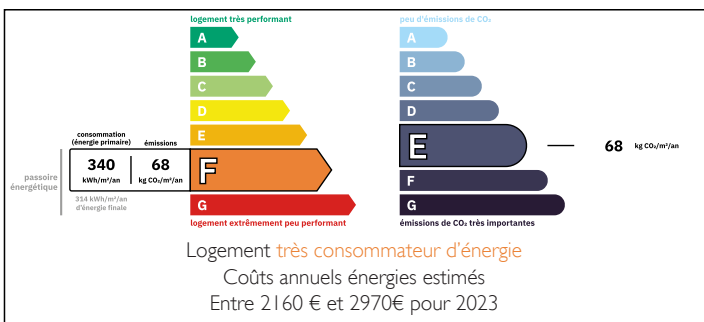
Located on the top floor of a well-maintained building in the heart of the city, this stunning 70 m<sup>2</sup> duplex offers beautiful natural light, impressive ceiling height, unique character, and high-quality finishes throughout.

From the moment you enter, you'll be charmed by the warm and inviting atmosphere of the spacious living area, bathed in light and featuring a dining space and a cozy lounge under a high ceiling.

This level also includes a fully equipped open-plan kitchen, a TV lounge, a versatile room that can serve as an office, and separate WC.

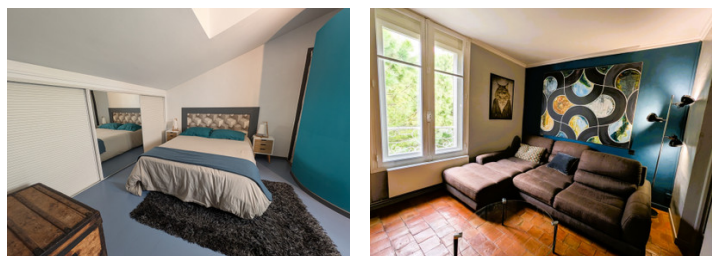
The night area, accessible via a remarkable designer staircase by Roger Tallon, features two comfortable bedrooms, each with its own modern en-suite shower room.

## 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

### Practical Information

#### Energy Performance:

Targeted energy renovation work could significantly improve the property's rating, potentially up to class C or even A, subject to a technical assessment.

Well-maintained small condominium with only 4 units and low annual service charges: just €400/year.

Property tax: €1,087/year

### Prime Location

Just steps from the apartment, you'll find every convenience: restaurants, shops, cinemas, theaters, Les Halles market, Place Pie, banks, parking facilities, and public transport.

Located in one of Avignon's most vibrant and sought-after neighborhoods, the property offers easy access to major roads, the central train station, and the high-speed TGV station.

Avignon's historic city center, listed as a UNESCO World Heritage Site, is renowned for its medieval architecture, picturesque streets, and the famous Palais des Papes.

Every year, Avignon hosts the renowned Festival d'Avignon, attracting thousands of visitors. This creates strong seasonal demand for short-term rentals throughout the year.

The city is highly accessible thanks to its excellent public transport network and TGV station, offering rapid connections to major French cities:

- Montpellier, Marseille and Lyon in under 1 hour 20 minutes
- Paris in just 2 hours 40 minutes

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Co-owned building of 2 units

## LOCAL TAXES

**Taxe foncière: 1087 EUR**

## NOTES