

Ref: A38193CHS84

Price: 245 000 EUR

agency fees to be paid by the seller

### 3-ROOM FLAT WITH TERRACE, LIFT, GARAGE, CELLAR















## INFORMATION

Town: Avignon

Department: Vaucluse

Bed: 2

Bath:

Floor: 100 m2

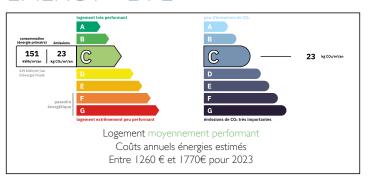
Outside Space: 9 m2

### IN BRIEF

AVIGNON EM (first ring road) located 5 minutes' walk from the rue de la République, this 100 m² single-storey flat in a well-kept residence with lifts comprises: a double living room opening onto a 9 m² balcony, a closed kitchen with adjoining pantry, two bedrooms with storage space and a shower room.

The basement includes a parking space in a closed garage and a private cellar.

### **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.





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### LOCAL TAXES

Taxe foncière: 1492 EUR

Taxe habitation: EUR

### DESCRIPTION

Reversible air conditioning; Insect screen Electric shutters Awning

Double glazing 5 minutes from the main station

Service charge €III per month, including gas heating

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Co-owned building of 48 units Provisional annual charges: I I 32€

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

# NOTES