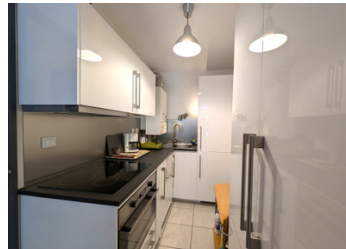


## Avignon Intra-Muros – Charming One-Bedroom Apartment with Balcony/Terrace in Secure Upscale Residence



### INFORMATION

Town:	Avignon
Department:	Vaucluse
Bed:	1
Bath:	1
Floor:	44 m <sup>2</sup>
Outside Space:	4 m <sup>2</sup>



### IN BRIEF

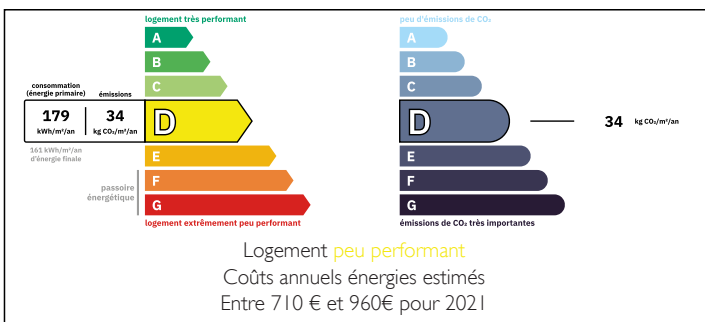
Located in the heart of Avignon's historic center (Intra-Muros), this charming and spacious 1-bedroom apartment of 44.4 m<sup>2</sup> is situated on the second floor of one of the city's most sought-after residences, with elevator access. It combines comfort, character, and functionality.

The apartment features a bright and generous living room opening onto a pleasant 4 m<sup>2</sup> balcony/terrace, a fully fitted open kitchen (with cupboards, induction cooktop, built-in oven, washing machine, and refrigerator), a lovely bedroom, a bathroom, and separate toilet.

Additional highlights include ample storage, double glazing, gas heating, and air conditioning in the living room.

The residence is secure and benefits from the presence of a caretaker, as well as a locked bicycle

### 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

Ideally located just steps from all amenities: public transport, central train station and TGV station, shops, and services.

Property tax: €1,026

Monthly charges: €88 (€1,060 per year)

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

Every year, Avignon hosts the world-famous Festival d'Avignon, which draws a large number of visitors and creates high seasonal demand for short-term rentals throughout the year.

The city is easily accessible thanks to its efficient public transport network and TGV high-speed rail connections, with Montpellier, Marseille, and Lyon under 1h20 away, and Paris reachable in just 2h40.

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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:

**1089 EUR**

## NOTES