

## Avignon Intra-Muros – Exceptional 172 m Top-Floor Apartment with 36 m Covered Terrace



## INFORMATION

Town:	Avignon
Department:	Vaucluse
Bed:	3
Bath:	2
Floor:	172 m <sup>2</sup>
Outside Space:	36 m <sup>2</sup>



## IN BRIEF

Located in the historic centre of Avignon, on the top floor of a charming period building, this rare property offers a spacious and light-filled 77 m<sup>2</sup> living area, comprising:

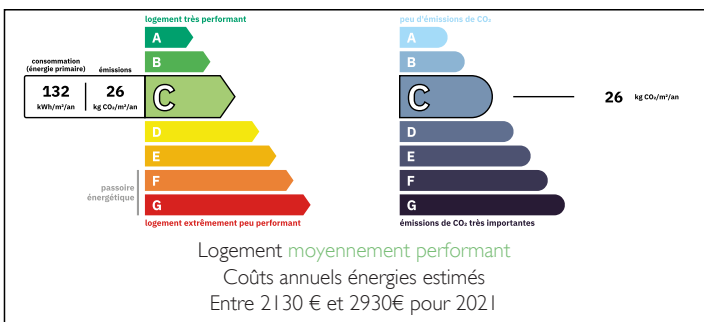
- A living and dining room with an elegant fireplace, along with a fully equipped kitchen
- A 36 m<sup>2</sup> covered terrace, peaceful and not overlooked, ideal for enjoying outdoor living all year round

A true haven of peace in the heart of the city, perfectly suited for entertaining.

The sleeping area comprises:

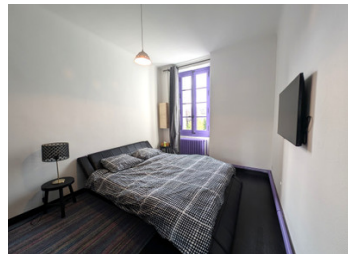
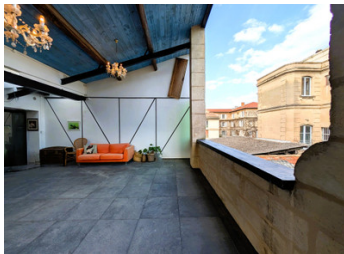
- Three comfortable bedrooms, including one with en-suite shower room and private WC
- A study that can easily be converted into an additional bedroom

## 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:

- Individual central heating via a new Atlantic gas boiler (under warranty), also providing hot water
- New windows – under warranty
- Façade in excellent condition
- Roof recently inspected
- Property tax: €2,482
- Small, well-maintained co-ownership
- Charges: €919 / semester

### Key Features:

- Exceptional location, within immediate proximity to shops, theatres, and the train station
- Peaceful and highly sought-after environment
- Generous volumes and abundant natural light
- Spacious terrace, a rare feature in the city centre
- Excellent energy performance (DPE C)

## LOCAL TAXES

Taxe foncière:	2482 EUR
Taxe habitation:	EUR

The historic center of Avignon, a UNESCO World Heritage site, is highly appreciated for its medieval architecture, picturesque streets, and the famous Palais des Papes.

Avignon also hosts the renowned Avignon Festival every year, attracting numerous visitors.

The TGV train station is just a few minutes from the city center, providing fast connections: Marseille and Aix-en-Provence in under 40 minutes, Lyon in under 1 hour 20, and Paris in only 2 hours 40.

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Co-owned building of 1 units  
Provisional annual charges: 1838€

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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