

Exceptional apartment with unobstructed view of the Palais des Papes



EXCLUSIVE

## INFORMATION

Town:	Avignon
Department:	Vaucluse
Bed:	2
Bath:	1
Floor:	75 m <sup>2</sup>
Outside Space:	13 m <sup>2</sup>

## IN BRIEF

Just a 2-minute walk from the historic city centre, this spacious 3-room apartment of 75 m<sup>2</sup> (807 sq ft) in contemporary style offers modern comfort and high-end finishes.

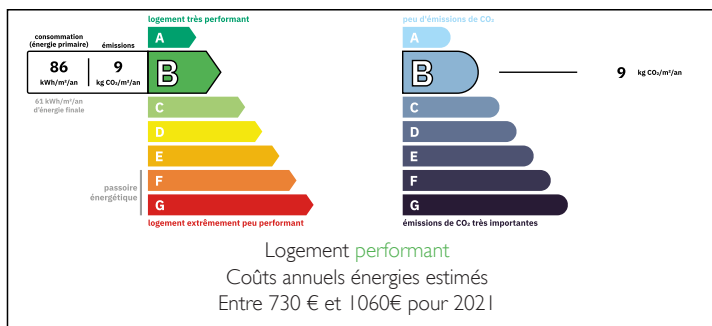
Located on the 5th and top floor with a lift of a secure residence with a park and parking, this rare property benefits from an exceptional location in a highly sought-after area, where apartments rarely come onto the market.

It features:

- An entrance hall with a storage closet
- A bright living room with west-facing exposure, opening onto the terrace, and a fully equipped open-plan kitchen (31.5 m<sup>2</sup> / 339 sq ft)
- Two elegant bedrooms with wardrobes, overlooking the quiet park (east-facing)
- A bathroom with a large walk-in shower



## 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

### Comfort & Amenities

- Recent reversible air conditioning
- Electric blinds on the terrace
- New double-glazed windows
- New boiler
- 5 m<sup>2</sup> (54 sq ft) cellar on the landing
- Elevator to be upgraded to current standards in 2025
- Fiber optic internet
- Private parking space at the foot of the building
- Secure residence (remote-controlled gate, Vigik access, video surveillance)

### Key Features

- Exceptional location within immediate proximity to shops, theatres, and the train station
- Quiet and highly sought-after environment
- High-quality renovation with carefully selected materials
- No work required
- Excellent energy performance (DPE B)

### Additional Information:

The co-ownership is particularly well managed, with part of the charges offset by revenue generated by the residence.

Responsive management and rigorous oversight.

Service charges: €120 per month

A rare property combining comfort, brightness, and a privileged location, in an area where apartments of this kind rarely come onto the market, making this a truly exclusive opportunity!

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Co-owned building of 2 units

Provisional annual charges: 1450€

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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: 1285 EUR

## NOTES