

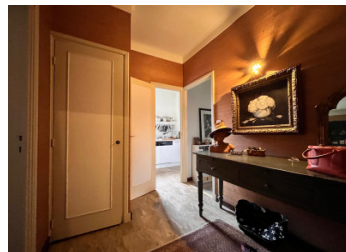
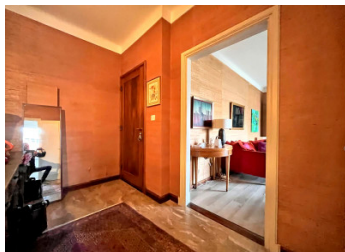
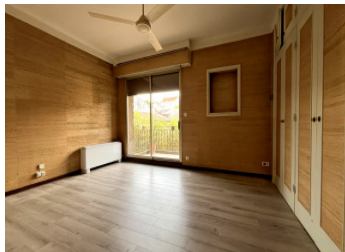
## 2-Bedroom Apartment with Elevator, Terrace, Storage Unit, and Parking Space



EXCLUSIVE

## INFORMATION

Town:	Avignon
Department:	Vaucluse
Bed:	1
Bath:	1
Floor:	55 m <sup>2</sup>
Outside Space:	5 m <sup>2</sup>



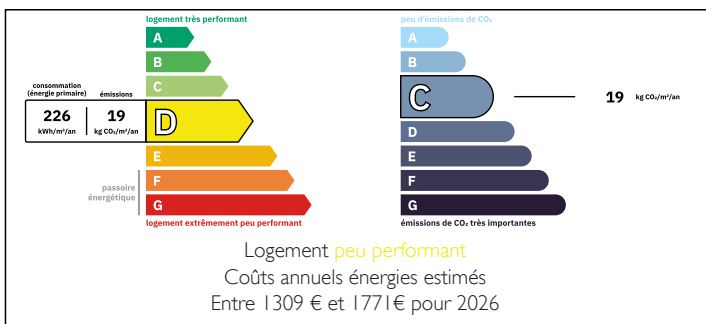
## IN BRIEF

Located in the "SAN MIGUEL" residence, a 20th-century heritage-listed building, this 55-square-meter apartment, accessible by elevator, features:

A spacious entryway, a living room opening onto a quiet terrace, a separate kitchen, and a bedroom with an en-suite bathroom.

In the basement, there is a private parking space in a secure garage, as well as a storage 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

10-minute walk to the train station

Quiet

Marseille Provence Airport: 50 minutes

BASEMENT

REVERSIBLE HEAT PUMP

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Co-owned building of 186 units

Provisional annual charges: 2444€

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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: 1643 EUR

Taxe habitation: EUR

## NOTES