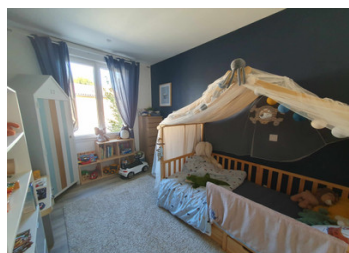


Fully renovated single storey villa with garden, patio and cellar near Avignon.



INFORMATION

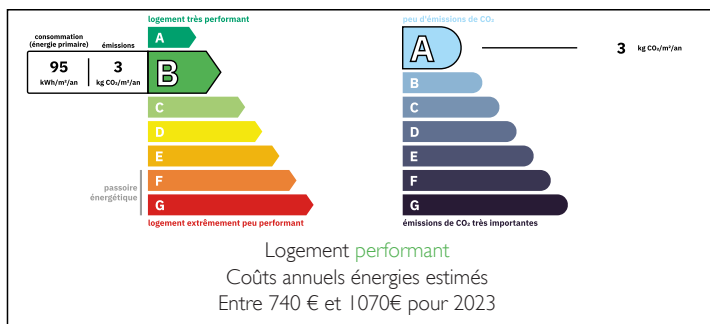
Town:	Avignon
Department:	Vaucluse
Bed:	3
Bath:	1
Floor:	78 m ²
Plot Size:	184 m ²

IN BRIEF

Located in Les Angles, this fully renovated villa offers comfortable and energy-efficient living just minutes from the historic centre of Avignon. The property benefits from immediate access to all amenities, with shops, schools and public transport nearby, including bus links just a short walk away. Avignon TGV station is less than 10 minutes away, while the A9 and A7 motorways provide easy access to Montpellier, the Mediterranean coast and the Rhône Valley.

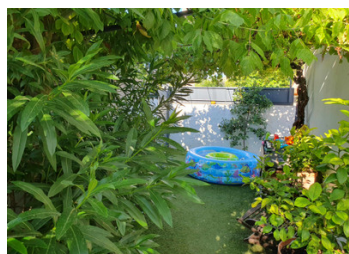
With approximately 78 m² of living space, this house is ideal as a main residence, a holiday home or a rental investment, offering a quiet setting combined with excellent connectivity.

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

This attractive villa from the 1970s has been fully renovated in 2021 to a high standard, offering modern comfort and excellent insulation (DPE - B).

The property offers:

- Bright and spacious open-plan living room with fully equipped kitchen
- 3 comfortable bedrooms
- Shower room
- Separate WC
- Pantry / utility room (cellier)
- Very large cellar offering excellent storage space or potential workshop
- Pleasant garden area
- Charming patio space
- Partly covered terrace with a vegetated pergola, ideal for outdoor dining and relaxation

LOCAL TAXES

Taxe foncière: 1197 EUR

Additional features

- Reversible air conditioning (air/air heat pump) for year-round comfort
- Quiet residential environment
- Close to all amenities and transport links

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

NOTES