

€ 176 000

**Buying apartment**

**3 rooms**

**Surface : 72 m<sup>2</sup>**

**Inner condition : to renovate**

**Amenities :**

gated

2 bedroom

1 terrace

1 bathroom

1 shower

1 WC

**Energy class (dpe) : G**

**Emission of greenhouse gases**

**(ges) : C**

**Fees and charges :**

Annual current expenses 880 €

Well condominium

176 000 € agency fees 6,25% à the responsibility of the buyer included

18/10/2024 - Prix T.T.C



**Apartment Avignon**

NEW. Avignon intramuros, Vernet district. Discover this old apartment located on the top floor of a beautiful stone building with garden. Beautiful sunny volumes to be completely renovated and a pretty terrace with a view of the roofs. After complete renovation work, you will be able to make it a beautiful apartment full of character while preserving its historic character. It is made up of a large, bright room with an old-style fireplace and two good-sized bedrooms, one with a bathroom and the other with a shower room. The kitchen is separate and equipped and can be fitted out easily, also to be renovated. The apartment opens onto a charming covered terrace overlooking the city's rooftops and overlooking the condominium's garden. Investors, this property is ideal for undertaking a complete renovation project or developing 2 residential lots with existing independent access. Convertible attic for additional space. Living room with fireplace: 23 m<sup>2</sup> Bedroom 1: 14 m<sup>2</sup> Bathroom and WC: 6 m<sup>2</sup> Kitchen: 6 m<sup>2</sup> Bedroom with shower room: 18 m<sup>2</sup> Terrace with right of way to another apartment Co-ownership of 14 lots. Annual charges 880 euros. This property can be divided into several lots. Access is available on the landing. Ref. : 833V132A

