

€ 399 000

Buying apartment

4 rooms

Surface : 127 m²

Surface of the living : 23 m²

Year of construction : 1900

Exposition : Est ouest

View : Dégagée

Hot water : Individuelle électrique

Inner condition : a refresh

Standing : bourgeois

Building condition : good

Amenities :

calm

Energy class (dpe) : D

**Emission of greenhouse gases
(ges) : B**

Fees and charges :

Annual current expenses 1 920 €

Well condominium

399 000 € fees included

26/12/2024 - Prix T.T.C



Apartment Avignon

Avignon Intra-muros Charming apartment and independent studio located in a bourgeois building. In a bourgeois building in the heart of the Vernet district, a character property complex comprising a spacious 110 m² apartment and an independent 17 m² studio. Ideal for a family, a rental investment project or a combination of both. The apartment is 110 m². Located on the first floor, this bright apartment offers a unique charm and a beautiful high ceiling. It consists of: D Two spacious and comfortable bedrooms, A modern and equipped kitchen-diner, offering a beautiful space to place a large table, An elegant living room with fireplace, very bright thanks to the large windows, A desk, perfect for teleworking or use as a creative space. All this is completed by a pleasant view and the enjoyment of an interior courtyard, where you can enjoy an outdoor coffee area. The studio (17 m²) Located on the ground floor and completely renovated, this bright studio is an ideal investment opportunity. With an optimized surface area of 17 m², it can be rented for short periods or for students, offering a very interesting rental yield. Overlooking the courtyard, it benefits from a calm and pleasant setting. The pros: Bourgeois building with exceptional charm, Low condominium charges, Possibility of attractive rental income thanks to the independent studio. Don't miss this rare opportunity to acquire an exceptional property combining comfort, charm and investment potential. Contact us today to arrange a viewing and



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Carte professionnelle n°84012016000003388 - RCS 480017896

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