

€ 222 000

Buying house

3 rooms

Surface : 84 m²

Surface of the living : 30 m²

Surface of the land : 250 m²

Exposition : Sud

View : Jardin

Hot water : Gaz

Inner condition : excellent

External condition : good

Amenities :

Véranda, Garage, Volets électriques,
 Chambres de plain-pied, double
 glazing, Laundry room, calm

2 bedroom

1 shower

1 WC

1 garage

1 parking

Energy class (dpe) : D

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

Fees and charges :

222 000 € fees included

19/09/2024 - Prix T.T.C



House Avignon

In Montfavet, charming single-storey house with 2 bedrooms and garage Nestled in a peaceful cul-de-sac, this single-storey house of 84 m² on a plot of 250 m² is a real invitation to serenity, while being just a stone's throw from shops and schools. Its privileged location, quiet and without any nuisance, will appeal to those looking for a quiet life, while remaining connected to the city's amenities. A nearby bus line also provides quick access to Avignon, making travel simple and convenient. From the entrance, the charm operates with a welcoming hall that opens onto a bright living room of 31 m², perfect for sharing friendly moments. The adjoining fitted kitchen is suitable for meals with family or friends. On the night side, two spacious bedrooms with built-in wardrobes offer optimal comfort. The house also has a modern shower room and separate toilets, designed for functional use. This house is just waiting for its new occupants to enjoy its many assets: Two verandas facing north/east and south/west, allowing you to benefit from natural light at any time of the day, for moments of relaxation all year round. Possibility of creating a third bedroom, to anticipate future needs or accommodate family and friends. A spacious garage for parking or storage. Comfort is ensured thanks to reversible air conditioning, electric roller shutters and double glazing, guarantees of well-being all year round. The roof has also been recently redone, a real asset for peace of mind. This house is perfect for those looking for a practical,



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