

## Price on request

Contact agency

**Immo des vignes**

20 rue Edmond Faulat  
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**For sale house**

**5 rooms**

Surface : 200 m<sup>2</sup>

Year of construction : 1970

Hot water : Electrique

Inner condition : GOOD

**Features :**

double glazing

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

**Energy class (dpe) : D**

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

Document non contractuel



## House 505 Avignon

Nestled within the city walls, in the coveted Raspail area, this charming townhouse will captivate you with its unique character, brightness, and excellent condition. It is spread over 3 levels, with a total area of 200 m<sup>2</sup> (including 142 m<sup>2</sup> of living space):

- The first floor, dedicated to living areas, features a modern, fully equipped kitchen open to the dining room, as well as a spacious living room flooded with light thanks to a veranda (approx. 20 m<sup>2</sup>) and its cozy terrace. - The second floor, combining comfort and practicality, includes a master suite (dressing room, shower room, and WC), two bedrooms, a bathroom, and a separate WC. From the landing, stairs lead up to a second sunny terrace with complete privacy, offering a stunning view of the City of the Popes. - The large ground floor is reserved for the garage (3 cars), games room, laundry room, gym, WC, storage, and more... This comfortable home benefits from high-quality features (reversible air conditioning, etc.). Please don't hesitate to arrange a visit!

**Fees and charges :**

