

882 000 €

Contact agency

Prestig'Immo Office

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For sale house

10 rooms

Surface : 260 m<sup>2</sup>

Surface of the land : 60 m<sup>2</sup>

View : Citadine

Hot water : Electrique

Inner condition : excellent

External condition : GOOD

Couverture : tiling

Features :

double glazing, Laundry room, CALM

8 bedroom

1 terrace

2 bathrooms

6 showers

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

04/05/2024 - Prix T.T.C



## House 963 Avignon

Avignon intramural. Sought-after BANASTERIE district, a stone's throw from the famous Palais des Papes and the Pont d'Avignon. This large town house in excellent condition benefits from a quiet and unobstructed location, with an interior courtyard and a sunny terrace of 50 m<sup>2</sup>. Ideal for a furnished seasonal rental activity, this property is ready to be exploited. Its beautiful volumes of 260 m<sup>2</sup> of living space are made up of several suites with one or two bedrooms, bathroom and kitchenette, used as furnished tourist rentals, particularly well managed. Its guests can also enjoy its pretty courtyard with unobstructed barbecue, a kitchen with dining room and a laundry room. Ideal tourist location, in the heart of the historic center of Avignon. This very rare property for sale offers excellent profitability of around 10%. Many redevelopment possibilities can easily be achieved for a purchase as a main residence or a place of activity for liberal professions. Avignon benefits from a long, lively tourist season with 300 days of sunshine per year, an exceptional historical heritage and a unique theater festival in the world. The TGV station is accessible in a few minutes from the city center. It connects Paris in just 2 hours 40 minutes, Lyon Montpellier and Marseille in less than 1 hour 20 minutes. At the crossroads of several major roads, Avignon and its Provence landscapes are one of the most attractive regions in France, offering a very good quality of life.

