

222 000 €

Contact agency

Prestig'Immo Office

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For sale house

3 rooms

Surface : 84 m<sup>2</sup>

Surface of the living : 30 m<sup>2</sup>

Surface of the land : 250 m<sup>2</sup>

Exposition : Sud

View : Jardin

Hot water : Gaz

Inner condition : excellent

External condition : GOOD

Features :

veranda, GARAGE, electric shutters,  
Bungalow rooms, 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

Document non contractuel

19/10/2024 - Prix T.T.C



## House 986 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 m<sup>2</sup> on a plot of 250 m<sup>2</sup> 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 m<sup>2</sup>, 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

