

Depuis 1993



**DOMUS**IMMOBILIER  
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185 000 €

**Buying maison de ville**

**4 rooms**

**Surface : 101 m<sup>2</sup>**

**Surface of the land : 192 m<sup>2</sup>**

**Year of construction : 1932**

**Exposition : Sud**

**Hot water : Gaz**

**Inner condition : To renovate**

**External condition : A rafraichir**

**Couverture : Tiling**

**Features :**

Laundry room, Garage, Chambre de plain-pied, Double Glazing

3 bedrooms

1 terrace

1 bathroom

1 WC

1 garage

**Energy class (dpe) : E**

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

Document non contractuel

15/01/2025 - Prix T.T.C



### Maison de ville 4724 Avignon

For Sale: Charming 1930s House Located in the sought-after area of Saint Ruf and Arrousaire, discover this pretty 1930s house full of charm, built on a plot of approximately 190 m<sup>2</sup>. Facing due south, it offers beautiful light throughout the day. It has great potential for development to make it a modern home while retaining its original character. Description : Plot area: approximately 190 m<sup>2</sup> Exposure: South Configuration: Ground floor: In Entrance into a welcoming vestibule A spacious room Large, practical laundry room 19 m<sup>2</sup> garage, ideal for parking or storage First floor: Corridor serving all the rooms Beautiful separate kitchen of over 11 m<sup>2</sup> Bright 15 m<sup>2</sup> dining room Comfortable living room of 14 m<sup>2</sup> Room of 13 m<sup>2</sup> Bathroom with WC Possible layouts: House with the possibility of creating 3 bedrooms General condition: Good condition with lots of potential. The house requires some updating to exploit all its charm. Exterior: Small wooded garden, perfect for enjoying the beautiful days and creating a welcoming outdoor space. This house is ideal for those looking for a development or light renovation project, offering a solid base and a pleasant living environment in a peaceful area. Price: [Price to be indicated] For more information or to arrange a visit, contact us now! DPE: E GES: E



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