

**€ 778 000**

**Buying house**

**5 rooms**

**Surface : 140 m<sup>2</sup>**

**Surface of the living : 35 m<sup>2</sup>**

**Surface of the land : 380 m<sup>2</sup>**

**Exposition : Sud**

**View : Jardin**

**Hot water : Electrique**

**External condition : Exceptionnel**

**Amenities :**

pool, fireplace, Bedroom on ground floor, double glazing, Laundry room, Automatic gate, calm

3 bedroom

1 terrace

1 bathroom

2 showers

2 WC

**Energy class (dpe) : C**

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

**Fees and charges :**

778 000 € fees included

30/04/2025 - Prix T.T.C



**House Les Angles**

Exceptional property a few minutes from Avignon: Renovated villa with garden and swimming pool Discover this sumptuous 140 m<sup>2</sup> villa, meticulously renovated in the prestigious Angles district. Ideally located, just a few minutes from the historic center of Avignon, this residence offers a privileged and exclusive living environment. Inside, the ground floor opens onto a fully equipped American kitchen and a living room. elegantly arranged, decorated with a refined wood stove. Large bay windows offer a panoramic view of the landscaped garden and the swimming pool, creating perfect harmony between interior and exterior. An additional room with adjoining bathroom and independent access, as well as a spacious laundry room, complete this level with functionality and style. Upstairs, the bright master suite benefits from superb openings and a custom-made dressing room, accompanied a modern bathroom. Two other generous bedrooms share a bathroom with a retro-modern design, offering comfort and elegance to their occupants. The exterior has been designed for pleasure and relaxation, with a swimming pool and a tec terrace perfectly integrated into lush vegetation , guaranteeing total privacy and a peaceful environment, ideal for moments of relaxation. The careful renovation of this 1960s residence was carried out with premium materials, preserving its old-world charm while offering contemporary luxury standards and comfort. A rare opportunity on the market, this property

