



04 67 42 89 68 | agence@marianneimmobilier.com | www.marianneimmobilier.com

Price on request

Buying maison de ville

4 rooms

Surface : 83 m²

Surface of the living : 30 m²

Surface of the land : 242 m²

Year of construction : 2026

Exposition : Sud

View : Jardin

Hot water : Thermodynamique

Inner condition : new

External condition : new

Couverture : Tuiles

Features :

double glazing, Buanderie, Portail automatique, calm

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 parking

Energy class (dpe) : A

Emission of greenhouse gases (ges) : Unavailable

Document non contractuel

16/12/2025 - Prix T.T.C



Maison de ville Avignon - Ref. 825V854M - Mandate n°Mandat cadre

New T4 House with Private Terrace and Garden – Avignon A contemporary villa nestled in a green setting. Located in the heart of the Montfavet district, the residence combines architectural elegance with modern comfort. Inspired by Provençal charm, it blends seamlessly into a lush environment, just steps from the city center and local amenities. Property details: 4-room duplex house Living area: 83.20 m² Private garden: 227.40 m² Terrace: 15.20 m² Total area: 325.80 m² Garden level: Entrance with storage 2.7 m² Spacious, bright, and airy living room/kitchen of 30.8 m², opening onto a 15.2 m² terrace. Bathroom with storage area 5.3 m² Separate WC Upstairs: 3 comfortable bedrooms Bathroom of 4.7 m² Independent WC Price €347,400 including tax with 1 parking space included Reduced notary fees / no agency fees Expected delivery: Q4 2027 Each area has been designed to maximize natural light, functionality, and comfort, with large openings onto the garden to enjoy Avignon's pleasant climate. High-end features RE2020 design: energy efficiency and savings PVC double-glazed windows and motorized roller shutters Connected videophone and front door with 3-point lock Private parking and bicycle storage Intimate residence: only a few houses and



location to balance family life, nature, and urban proximity. Contact us today for a personalized appointment – presentation of the program and lot by plan or on-site,

Marianne Immobilier - 81, Avenue du Pont Juvénal - 34000 Montpellier

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to discover this wonderful home. Images are for illustrative purposes only and not contractual

Carte professionnelle n°3402 2017 000 016 749 délivrée par la CCI de l'Hérault le 17/02/2023 - RCS B 434 292 512 Montpellier

Code NAF 703A - Garantie financière : La société de caution mutuelle des professions immobilières et foncières SOCAF - 26 avenue de Suffren -

Fees and charges :

Annual current expenses 1 200 €

Well condominium

