



**LUXURY** PROVENCE  
l'agence immobilière

**295 000 €**

**For sale appartement**

**3 rooms**

**Surface : 66 m²**

**Exposition : Sud est**

**View : Dégagée**

**Inner condition : excellent**

**Building condition : good**

**Features :**

Ascenseur, double glazing, Résidence sécurisée, calm, Résidentiel, Parking visiteurs

2 bedroom

1 terrace

1 bathroom

1 WC

1 garage

2 parkings

**Energy class (dpe) : D**

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

Document non contractuel

01/05/2025 - Prix T.T.C



### Appartement 22 Marseille

Come and discover this very beautiful apartment, not overlooked, with terrace located on the fourth and top floor of a luxury residence, secure and offering very good services in a popular, quiet and wooded residential area. This T3 consists of an entrance hall serving all the rooms, with firstly a large living room of 24 m2 bathed in light and a separate kitchen which can open onto the living room. On the night side, you will find two bedrooms with dressing rooms, a bathroom and separate WC. All the rooms give direct access to a large terrace from which you will enjoy an exceptional panoramic view of the city and its places, the surrounding hills, the harbor of Marseille and the Frioul islands. You will also have a closed garage in the basement of the building with secure access from the elevator and stairs. You will appreciate the location of the property, close to all amenities (local shops, supermarkets, etc.) as well as public transport (bus, future tram line). Close to educational establishments (nursery, elementary school, middle school, high school) and access to numerous sporting and extracurricular activities (tennis club, stadiums, etc.) make it a privileged family setting. Land: 1,626 EUR Number of lots: 98 Estimated charges: €1,665 / year



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Document non contractuel - Barème de prix disponible sur notre site internet