



**LUXURY PROVENCE**  
l'agence immobilière

298 000 €

**For sale maison de ville**

**7 rooms**

**Surface : 158 m<sup>2</sup>**

**Surface of the living : 21 m<sup>2</sup>**

**Surface of the land : 206 m<sup>2</sup>**

**Exposition : Nord**

**Hot water : Electrique**

**Inner condition : new**

**External condition : new**

**Couverture : tiles**

**Features :**

Climatisation, double glazing, Bedroom on ground floor, calm, Volets roulants électriques

5 bedroom

2 terraces

2 bathrooms

2 WC

**Energy class (dpe) : E**

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

Document non contractuel

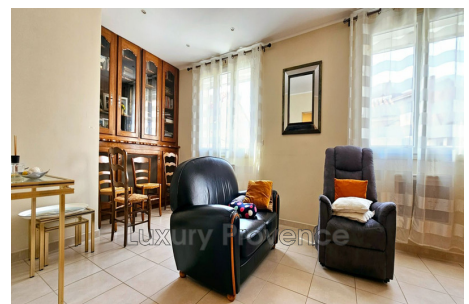
03/05/2024 - Prix T.T.C



### Maison de ville 68 Marseille

Town house with 7 rooms of 158 m<sup>2</sup> - Ideal for 2 families and for investors This charming townhouse is located in a quiet and peaceful residential area. It is in excellent condition and extends over two levels, offering a living area of 158 m<sup>2</sup> on a plot of 206m<sup>2</sup>. The property is ideal for two families or investors because it offers the possibility of creating 3 lots: T4 and two T2s. The property is in good condition, with a recently renovated facade and a well-maintained roof, having been serviced. Description of the villa: On the ground floor, you will find a large entrance hall leading to a large living room, a storage room which can easily be transformed into a bedroom, a living room-kitchen opening onto an outdoor terrace as well as the garden, and a bathroom with bedroom. On the upper level, you will find a WC at the entrance, as well as a large living room of 21 m<sup>2</sup> and an equipped kitchen which open onto a large terrace and a garden. Continuing along the corridor, you will find three bedrooms and a bathroom, thus forming the sleeping area. In addition, the property is located close to the A55 and A7 motorways, the L2 ring road and public transport, less than 15 minutes from Grand Littoral.

Fees and charges :



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