



Manor house

MARSEILLE 9EME ARR. (13)

2 750 000 €*

* Agency fees to be paid by the seller



500 m²



17 pièce(s)



14 chambre(s)

PROPERTY DESCRIPTION

Marseille 9th, Luminy, Calanques National Park, magnificent mansion of about 550 m² with its 2 hectare park.

This property (combining authenticity, calm, nature, not overlooked) is one of the only ones to claim a prestigious location, since it is located in the Calanques National Park and just over a hour walk from the famous coves of Sormiou, Morgiou and 20 minutes by car from the old port.

This Master's property is divided into two spaces: a main house of 250 m² and a set of 11 studios all rented (annual income of 55,000 euros HC): a high demand exists given the proximity of the Luminy university complex, less than 5 minutes by bus.

This property consists of two adjoining volumes with independent entrances, and partially communicating with each other.

This magnificent building complex was completely renovated by an architect in 1996 (floor, roof, plumbing, electricity, insulation, tiling, decoration).

Several possibilities for development or redevelopment are possible: either take advantage of it as it is today (a Master's house and its wing made up of 11 studios), or redevelop it into a magnificent family home or gite with a possibility to increase its capacity of rooms (15), or to make it the headquarters of a company in the Calanques National Park: what a prestigious address!

For your pleasure and comfort, its wooded park will be open to you with a multitude of trails, water fountains created at random along your walk, a pond and a vegetable garden of nearly 600 m² with a steel and glass structure greenhouse that will allow you to take advantage of all this natural diversity.

A 360 ° virtual tour and a video are available on my site "Hubert Pieraccini Capifrance" They will allow you to project yourself even more in this authentic, unique and exceptional property . Les honoraires sont à la charge du vendeur.

Le Diagnostic de Performance Energétique(DPE) a été réalisé selon une méthode valable mais non fiable et non-opposable.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Hubert PIERACCINI

OLLIOULES (83190)

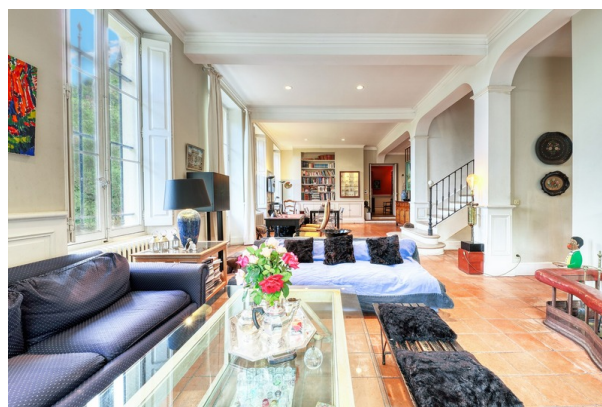
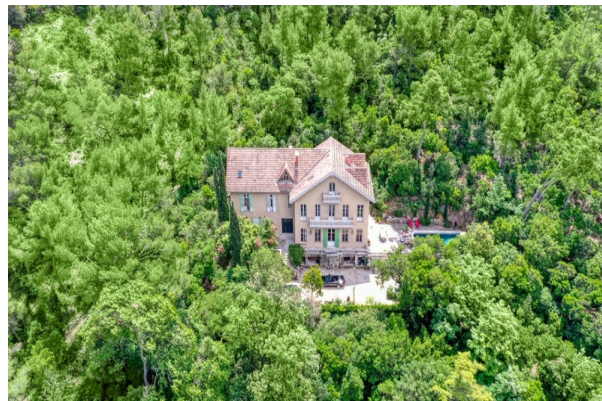
Agent

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Courts service city :
TOULON

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 847242

Property type Manor house

Year of construction 1850

Exposure N-W

View Vue dégagée, Panoramique, sur Forêt

SURFACES

Living space 500 m²

Living room surface 67 m²

Land surface 20000 m²

COMPOSITION

Number of rooms 17

Number of bedrooms 14

Number of bathrooms 2

Toilets count 14

Washrooms 12

Balcony 1

Terrace 1

DPE/GES

DPE 227

GES 68

APPENDIX

Cellar 1

Videophone Non

SERVICES

Air conditioning Yes

Kitchen aménagée

Swimming-pool Yes

Intercom Yes



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SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle