



Apartment

MARSEILLE 12EME ARR. (13)

470 000 €*

* Agency fees to be paid by the seller



116 m²



6 pièce(s)



5 chambre(s)

PROPERTY DESCRIPTION

Marseille 12th, very popular district of Montolivet, Top of house of 120m² (105m² Carrez law), with private garden of 100m² and garage of 12m². In the heart of Montolivet, in this residential and quiet area, a stone's throw from schools and a few minutes from main roads, I invite you to discover this magnificent top of a house located in a building of character from the 1900s. A beautiful staircase allows you to access to the second floor of the two-level house. On the ground floor you discover the living room with a large living room of 25m² opening onto the equipped kitchen of 14m². The view is clear, not overlooked with beautiful light. Next to the kitchen the first two adjoining bedrooms with a view of the roofs and hills, the separate WC. Access to the first floor and the fully furnished attic welcomes you with a TV corner then the three other attic bedrooms including the 15m² master bedroom, with magnificent beams to give even more charm and character to this space and two large Windows. Next to it, the bathroom with large corner bathtub, towel dryer and window opening onto the outside. On the garden level, a 30m² terrace to take full advantage of the beautiful sunny days with a furnished garden area (barbecue, water point), a majestic Acacia and numerous plants. A central driveway giving access to the house allows parking for several vehicles and access to the 12m² garage. Charming house with still a lot of potential inside and out. You will appreciate the calm and peaceful environment of Montolivet, the neighborhood and its surrounding life centers, in the immediate vicinity of all shops, schools, amenities, roads while remaining away from noise pollution. To discover ! Number of lots in the co-ownership: 2, Average annual amount of the share of charges (projected budget): 0€ or 0€ per month. Fees are the responsibility of the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://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!



Magali LACOSTE

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(13009)**

Agent

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MARSEILLE

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 848119

Property type Apartment

Year of construction 1900

Floor number 1

Floors count 1

Exposure N-E / S-W

View Vue dégagée, sur Jardin, sur Toits, sur Ville

SURFACES

Living space 116 m²

Surface Carrez Law 105.4 m²

Living room surface 27 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 2

COMPOSITION

Number of rooms 6

Number of bedrooms 5

Number of bathrooms 1

Toilets count 1

Balcony 1

Terrace 1

DPE/GES

DPE 215

GES 47

APPENDIX

Parking couvert

Parking space 3

Garage 1

Videophone Non

SERVICES

Heater gaz

Kitchen équipée