



## Apartment

MARSEILLE 8EME ARR. (13)

**250 000 €\***

\* Agency fees to be paid by the seller



53 m<sup>2</sup>



3 pièce(s)



2 chambre(s)

## PROPERTY DESCRIPTION

Discover an exceptional opportunity to live in the heart of Marseille, a stone's throw from Pointe Rouge beach. Nestled in a popular area of the 8th arrondissement, this completely renovated 54m<sup>2</sup> T3 apartment is a true haven of peace. As soon as you enter, you will be seduced by the natural light that bathes each room, highlighting a modern and careful decoration. The strong point ? An intimate 4m<sup>2</sup> terrace, ideal for savoring the gentle rays of the Marseille sun and enjoying moments of relaxation in complete peace and quiet. This cocoon of well-being also offers you a peaceful living environment, far from the urban hustle and bustle, in a wooded and quiet environment. In addition, no work is required, you just have to put down your suitcases to fully enjoy this oasis of comfort. And for your daily life, all amenities are within reach: shops, schools and roads, while preserving your peace and quiet. The services are complete (electric roller shutters, double glazing, recent fitted kitchen, renovated bathroom) and the elevator is a major asset. Don't miss this rare opportunity to acquire a real estate gem in Marseille, combining comfort, modernity and Mediterranean art of living. For a life between sea, nature and serenity, this apartment is made for you. Parking is free and easy around this condominium. For more comfort you have a cellar in the basement. Contact us now to organize a visit and let yourself be seduced by this true corner of paradise. Number of lots in the co-ownership: 107, Average annual amount of the share of charges (projected budget)(Cold water + Heating + Elevator + Maintenance of common areas + Maintenance of green spaces): €2700 or €225 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**

**MARSEILLE-9EME-ARRONDISSEMENT (13009)**

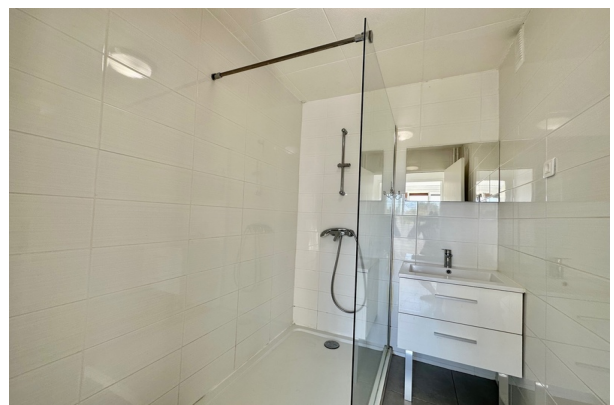
Agent

RSAC : 833 694 961 00024

Courts service city :  
MARSEILLE

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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 849774

Property type ..... Apartment

Year of construction ..... 1970

Floor number ..... 2

Floors count ..... 4

Exposure ..... E-W

View ..... Vue dégagée, sur Jardin, sur Mer, sur Toits

### SURFACES

Living space ..... 53 m²

Surface Carrez Law ..... 52.55 m²

Living room surface ..... 16 m²

### CONDOMINIUM INFORMATION

Condominium property ..... Yes

Condominium lots count ..... 107

Condominium fees ..... 225 €/mois

Share of expenses ..... 2 700 €

### COMPOSITION

Number of rooms ..... 3

Number of bedrooms ..... 2

Toilets count ..... 1

Washrooms ..... 1

Terrace ..... 1

### DPE/GES

DPE ..... 242

GES ..... 38

### APPENDIX

Cellar ..... 1

Videophone ..... Non

### SERVICES

Elevator ..... Yes

Kitchen ..... aménagée

Interpcom ..... Yes



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SAS au capital de 100.000 euros

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