



## T4 - 99 m<sup>2</sup> - 13004

Bathrooms **1**  
Bedrooms **3**  
Year **1900**  
Energy Consumption **C**  
Gas Emission **C**

Specifications **Gas central heating, Balcony**

Réf. : 13004436

Mandate : 652

**349 000 €**

In the heart of Cinq Avenues, Casaloft offers this large flat, to be renovated, 4 rooms crossing (East / West) of 98.75 m<sup>2</sup> (law carrez), with balcony overlooking gardens. Located on the 1st/4th floor (only on the landing) of a small stone building from the beginning of the 19th century, this flat with large volumes (HSP 3.40 m) is sold as is with an architect's plan for a contemporary design renovation. Immediately close to shops, the Place Sébastopol market, Longchamp Park, schools and public transport (bus, metro, tramway), this property should be visited without delay...

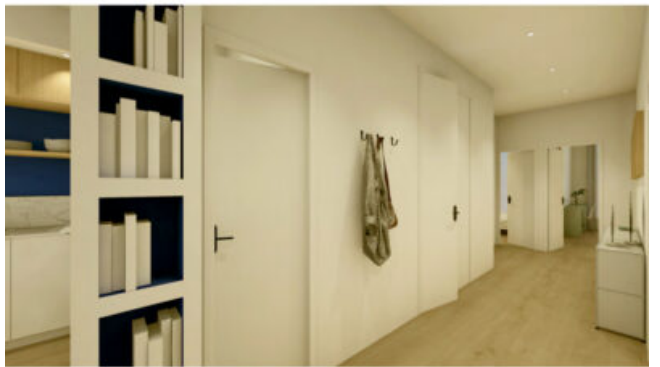
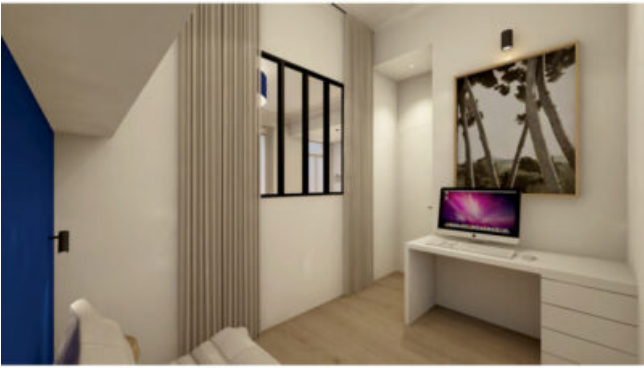
The Cinq Avenues district takes its name from the intersection of Boulevard de la Libération, Boulevard de la Blancarde, Boulevard Philippon, Avenue du Maréchal-Foch and Avenue des Chartreux. As you can see, all roads lead to this lively and friendly neighbourhood. On market days, the inhabitants crowd into the Place Sébastopol, surrounded by terraces of restaurants and cafés. A place of constant passage and life. The Palais Longchamp, built in 1852, is an architectural masterpiece that houses the Fine Arts and Natural History museums. Its gardens, along with the Jardin des Plantes and the Jardin Zoologique, are a must in the lives of many Marseilles residents, who have learned to ride their bikes there before going to attend a concert at the Jazz des 5 continents festival. The district also has one of the best public transport links in the city, allowing its inhabitants to reach the centre in no time...

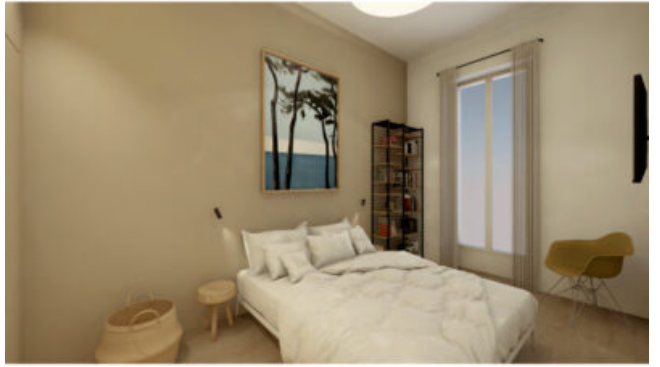
**+33 (0) 674 340 680**

**[contact@casaloft-immobilier.com](mailto:contact@casaloft-immobilier.com)**

---

Casaloft immobilier - Roucas-Blanc, 13007 Marseille, FRANCE











10