



### Villa - 165 m<sup>2</sup> - 13013

Bathrooms	2	Specifications	<b>Alarm, Heat pump, Garden, Garage, Terrace</b>	Réf. : 13004326
Bedrooms	5			Mandate : 496
Garages	2			
Lot size	<b>450 m<sup>2</sup></b>			
Year	<b>2003</b>			
Energy Consumption	<b>A</b>			<b>499 000 €</b>

Beautiful contemporary villa high of a floor on a plot of 450 m<sup>2</sup> with garden and terrace, composed on the ground floor, an entrance, large cathedral living room of 50 m<sup>2</sup>, equipped kitchen, a bedroom, bathroom. Upstairs, 4 bedrooms including a master suite with dressing room, a bathroom, an office area. Large and beautiful volumes, underfloor heating/climate (heat pump), central vacuum, electric roller shutters, a 90 m<sup>2</sup> basement with laundry room and garage complete this exceptional property.

Saint Jerome, the translator of the Bible into Latin, gave his name to the district when the Cordeliers moved to Marseille at the initiative of King René in 1470, and in this quiet district, with its urban landscape and lively atmosphere, you will find a university campus housing many faculties, schools and IUT, as well as prestigious private schools such as Sévigné and Lacordaire...





