



## Duplex - 79 m<sup>2</sup> - 13002

Bathrooms **1**  
Bedrooms **2**  
Energy Consumption **C**  
Gas Emission **A**

Specifications **Reversible airconditionning**

Réf. : 13004359

Mandate : 544

**245 000 €**

Le Panier, a bright 3-room duplex with contemporary renovation, blending the charm of the old with the comfort of the modern. Located on the 2nd and last floor of a former convent, this small jewel offers a vast living space arranged with an equipped kitchen opening onto a living room in double exposure (South and West), with small sea view, two beautiful bedrooms on the first floor, a bathroom, 2 toilets.

Reversible air conditioning, velux, double glazing, exposed beams and framework complete this property with large and beautiful volumes, close to shops, the Terraces du Port, the Voûtes de la Major, museums and public transport.

Ideal for investors or first-time buyers.

Le Panier is not a district, it is officially included in the City Hall district and in the Grands Carmes district. It is the historical site of the Greek colony that came from Phocaea (Asia Minor) in 600 years BC to found Massalia. The primitive city then extended over three hills: the Saint Laurent hillock in the west, the Basket hillock in the centre and the Carmelite hillock in the east. Today better known as the Basket district, because of the inn "Le Logis du Panier" which gave its name to the street, then to the district. It is therefore the oldest "district" of Marseille, which is also one of the most visited, located in the heart of the city's historic centre, a stone's throw from the Old Port. It is a permanent testimony to the eventful history of the ancient Massalia.

The convent of the Grand Carmelites is at the origin of the eponymous district which therefore contains an unofficial part of the Basket district, housing many artistic and tourist attractions: galleries, ceramists' workshops, painters... as well as many museums, monuments and remarkable buildings such as the Church of Mont-Carmel "Les Carmes", the Hôtel de Région, the Maison de la mutualité, and the Vieille Charité classified as a historical monument, a masterpiece of Baroque architecture signed Pierre Puget, sculptor and official architect of King Louis XIV born in Marseille in the district.

The Grands Carmes district is part of the work undertaken as part of the Euroméditerranée urban development project.

This property is no longer available for sale. We would like to thank the owners who have placed their trust in us. Discover our other classic or atypical properties, always with a lot of charm and character...

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

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

---

Casaloft immobilier - Roucas-Blanc, 13007 Marseille, FRANCE



