



## Townhouse - 160 m<sup>2</sup> - 13006

Bathrooms **3**  
Bedrooms **4**  
Lot size **133 m<sup>2</sup>**  
Year **1800**  
Energy Consumption **A**  
Gas Emission **A**

Specifications **Alarm, Reversible  
airconditionning, Terrace**

Réf. : 13004366  
Mandate : 556

**479 000 €**

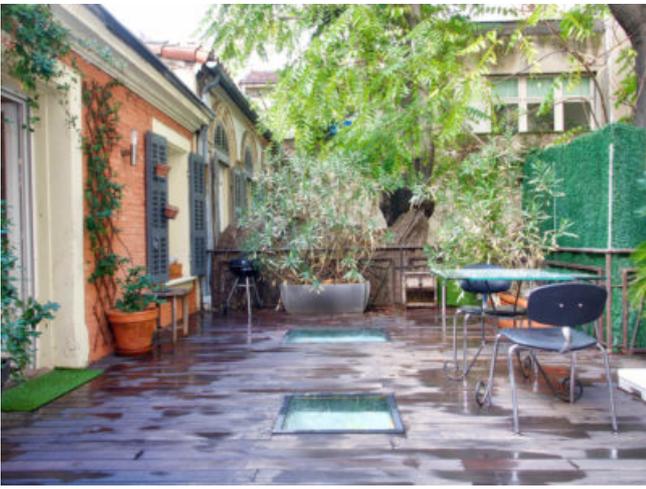
Former silkscreen printing workshop rehabilitated as a town house, redesigned and furnished by an architect in an inverted duplex. On the ground floor, 3 large bedrooms, a large dressing room, a bathroom, a shower room, 2 toilets.

On the first floor, a large living room of 59 m<sup>2</sup> with a high quality fitted kitchen opening onto a living room opening onto two terraces of 35 m<sup>2</sup> and 21 m<sup>2</sup>, a bedroom with shower room, a laundry room, separate toilet.

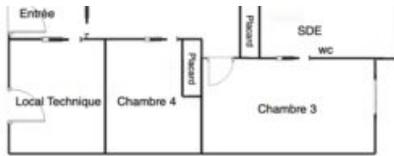
Home automation, reversible air conditioning, videophone, electric roller shutters and bicycles, solid oak parquet flooring, exposed beams, and a technical room that can accommodate bicycles and scooters complete this atypical property with large and beautiful volumes, and contemporary renovation, located quietly at the back of the courtyard with the possibility of parking a vehicle under a private porch, in the heart of the city centre and amenities.

Emblematic district of the city centre which shelters remarkable monuments and buildings such as the Consulate of the United States, the United Protestant Church, the Montgrand High School (former Roux de Corse hotel), the Cantini Museum and of course the Prefecture of the Bouches-du-Rhône. It is also the antiquarian district in which many unpackings, flea markets and yard sales are regularly organized. A multitude of restaurants are located there and you will also find many local shops, especially with its pedestrian shopping street "St-Ferréol"...

This property is no longer available for sale. We thank the owners who trusted us.  
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