



## Townhouse - 135 m<sup>2</sup> - 13007

Bathrooms	<b>2</b>
Bedrooms	<b>3</b>
Lot size	<b>52 m<sup>2</sup></b>
Year	<b>1910</b>
Energy Consumption	<b>C</b>
Gas Emission	<b>D</b>

Specifications **Gas central heating, Garden, Terrace**

Réf. : 1300436

Mandate : 055

**460 000 €**

Contemporary townhouse on 3 levels, in the heart of Roucas-Blanc, with garden-terrace with exposed trees "South and West. This beautiful house from the beginning of the last century offers great benefits with its large living room and fireplace, a partially open kitchen. On the 1st floor, two bedrooms, one with veranda and balcony share a bathroom. In the attic is nestled a large master suite with its bathroom. Parquet, beams and beams, velux, and a large cellar healthy and exploitable of 31 m<sup>2</sup> used as laundry and games room complete this cozy property out of sight.

High village and residential area, the Roucas-Blanc is located in the city center, between the Basilica of Notre Dame de la Garde and the Prado. The long road of Roucas-Blanc stretches from Endoume to the Corniche, with many houses on its ends. It is characterized by a very bourgeois habitat, made up of the old "summer houses" of the rich industrial families of Marseilles. Many ascents of stairs allow to reach different points of view from where one can see Our Lady of the Guard and its hill, the Corniche and the islands (castle of If, Frioul). "The Roucas-Blanc swarms with houses separated from each other by fences, gardens, bancaous, orchards and vegetable gardens. These houses are scattered to the right and to the left of roads, paths, crossroads and dead ends where one encounters each step with high walls and low doors ... "Alfred Saurel.

This property is no longer available for sale. We thank the owners who trusted us.  
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[contact@casaloft-immobilier.com](mailto:contact@casaloft-immobilier.com)



