



T3 - 61 m² - 13004

Bathrooms	1
Bedrooms	2
Energy Consumption	A
Gas Emission	A

Specifications **Electric heating**

Réf. : 13004372

Mandate : 567

249 000 €

Combining Haussmann volumes and a refined style, this three-room apartment with a chic & cosy atmosphere has been completely redesigned and decorated by a renowned interior designer. In three exposures (South, West and East), it offers contemporary services with an entrance opening onto a bright living room of 20 m² with large bay windows, a separate kitchen fully equipped overlooking a balcony of 7 m², 2 large bedrooms, a shower room, and a separate toilet. Many storage spaces, double glazing, parquet flooring and high moulded ceilings complete this property combining the charm of the old and the comfort of the modern, ideally located on Place Sébastopole, close to shops, public transport and schools. Renovated stairwell, volunteer trustee.

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 will have understood, all roads lead to this lively and warm district. On market days, the inhabitants crowd the Sevastopol square surrounded by terraces of restaurants and cafés. A place of passage and unceasing life. Between shops, cinema, terraces and a jewel: the Palais Longchamp, built in 1852, which is a true architectural masterpiece housing the Fine Arts and Natural History museums. Its gardens, with the Jardin des Plantes and the Jardin zoologique, are a must in the lives of many people in Marseille who learned to cycle there before going there to attend a concert at the Jazz Festival of the 5 continents. The district also has one of the best public transport connections in the city, allowing its residents to reach the centre in no time.

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