



T2 - 30 m² - 13007

Bathrooms **1**
Bedrooms **1**
Energy Consumption **D**
Gas Emission **E**

Specifications **Elevator, Collective heating
gas**

Réf. : 13004374
Mandate : 568

126 000 €

Beach of the Catalans, bright 2 rooms overlooking the courtyard, equipped with a kitchen open to the living room, a bedroom and a bathroom with toilet. Large and beautiful volumes (hsp 2.80 m), double glazing, floor tiles and numerous storage units complete the whole. Sold furnished and equipped, this property is ideal for a first purchase or rental investment. It is located in a well-maintained condominium at the foot of the Catalan and Corniche beaches, in a shopping district close to transport, the Pharo Palace and the Old Port. Charges include hot/cold water and collective heating.

To stay in the city centre while enjoying a certain tranquility, the Pharo district is a good compromise. It takes its name from the Palais du Pharo, a Marseilles monument commissioned by Napoleon III for Empress Eugenie in the second half of the 19th century. The Palace and its gardens, a haven of peace and nature in the city, offer a magnificent and panoramic view of the harbour of Marseille, the entrance to the Old Port, Fort Saint-Nicolas, Fort Saint-Jean and Mucem. In the direct vicinity, you will find the closest sandy beach to the city centre, the Catalans, and the famous Circle of Swimmers, which trains champions... Many local shops and restaurants contribute to the neighbourhood's relaxed lifestyle...

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