



House - 116 sqm - 13011

Bathrooms **1**
Bedrooms **3**
Lot size **276 sqm**
Year **1995**
Energy Consumption **A**
Gas Emission **A**

Specifications **Alarm, Swimming pool, Gas central heating, Garden, Garage, Terrace**

Réf. : 13004375
Mandate : 569

470 000 €

Located in a quiet and coveted allotment, on the edge of the 12th district, north of Petit-Saint-Marcel between Les Trois-Lucs and La Valentine, 100 m² 5 room house with garden, swimming pool (7x4m), and independent studio, on a 276 m² plot. Arranged in an inverted duplex, this beautiful house bathed in sunlight (facing East/West) has three bedrooms, a bathroom with toilet, an independent studio of 15 m²; on the ground floor, a large living room with a 42 m² living room extended by a 12 m² open fitted kitchen with its central island, a cellar/laundry, separate toilet. Alarm, gas central heating, electric gate, two indoor parking lots and two outdoor squares complete this beautiful contemporary house with an unobstructed view, not overlooked, close to schools, shops in Valentine's, public transport and motorway access.

Located halfway between Marseille and Aubagne, the Saint Marcel district, with its urban landscape and lively atmosphere, owes its origin to an old castle built on a steep rock in the Carpiagne massif. The far north of Petit-Saint-Marcel is green and residential, bordering on the largest commercial area in Marseille. Nearby, you will find the golf course of La Salette, the cinema Les 3 Palmes, the castle of La Forbine, the castle of La Buzine, and many hikes in the hills of Marcel Pagnol, on the massif of Saint-Cyr or along the canal de Marseille...

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