



LOFT - 113 m² - 13002

Bathrooms **1**
Bedrooms **2**
Year **1885**
Energy Consumption **C**
Gas Emission **D**

Specifications **Individual gas heating**

Réf. : 13004377

Mandate : 573

290 000 €

In an old commercial warehouse (sugar refurbished as houses and artists' studios), contemporary three-room loft of 113.85 m² (110 m² carrez law) composed of a hall leading to a majestic living room of 60 m² arranged with a kitchen open to the living room, two bedrooms, an office space (a 3rd bed on the mezzanine), a dressing room, a bathroom, separate toilet. Large and beautiful volumes (hsp 3.60m), exposed beams and stones, double glazing, individual gas heating complete this property located on the ground floor overlooking a quiet street, close to shops, the Docks de la Joliette, port terraces, the vaults of the Major, the Mucem, schools and public transport (tram, bus, metro). Rehabilitation of the facade carried out in 2018.

The convent of the Grand Carmelites is at the origin of the eponymous district which therefore contains an unofficial part of the Basket district, housing many artistic and tourist attractions: galleries, ceramists' workshops, painters... as well as many museums, monuments and remarkable buildings such as the Church of Mont-Carmel "Les Carmes", the Hôtel de Région, the Maison de la mutualité, and the Vieille Charité classified as a historical monument, a masterpiece of Baroque architecture signed Pierre Puget, sculptor and official architect of King Louis XIV born in Marseille in the district.

The Grands Carmes district is part of the work undertaken as part of the Euroméditerranée urban development project.

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