



T3 - 100 m² - 13001

Bathrooms **1**
Bedrooms **2**
Energy Consumption **A**
Gas Emission **A**

Specifications **Gas central heating**

Réf. : 13004379

Mandate : 574

279 000 €

Boulevard Longchamp, on the 1st floor of a small well-maintained building, large 3-room apartment with an entrance, a 24 m² living room, a separate kitchen, two bedrooms, one of which 23.61 m² overlooking the gardens, a bathroom, 2 dressing rooms, separate toilet. Parquet flooring, numerous storage spaces, individual gas heating and a cellar complete this property with large and beautiful volumes (ceiling height 3,90m) and low charges (volunteer syndic), located a stone's throw from the Longchamp Palace and its gardens, shops, schools and transport. Roof and stairwell have recently been renovated.

Ideally located a stone's throw from Saint-Charles station, the Longchamp plateau is a district with an urban landscape and a comfortable atmosphere where trendy newcomers and popular shops share this corner of downtown in a peaceful way. The proximity of the metro and the large park, the many schools and especially the large Haussmann-style apartments have attracted young people in search of a central land. Many are artists, show technicians, journalists... Between shops, cinemas and terraces is 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.

This property is no longer available for sale. We thank the owners who trusted us.
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