



## T4 - 71 m<sup>2</sup> - 13005

Bathrooms **1**  
Bedrooms **3**  
Year **1940**  
Energy Consumption **E**  
Gas Emission **B**

Specifications **Fireplace, Reversible  
airconditionning**

Réf. : 13004382  
Mandate : 577

**219 000 €**

Between Baille and Lodi, bright T4 crossing 71 m<sup>2</sup> (70 m<sup>2</sup> loi carrez), tastefully renovated combining the charm of the old with the comfort of the modern, arranged with an entrance serving a large living room with a beautiful functional fireplace, an open fitted kitchen, a bathroom with toilet, a dressing room, two bedrooms and an office (3rd bedroom). Exposed beams, double glazing, reversible air conditioning complete this property located on the 2nd and last floor of a small well-maintained building with low charges with volunteer syndic, in a shopping area, close to transport and schools. Possibility to rent a parking space 50 meters away.

The 5th is a small urban district comprising the Baille, Camas, La Plaine, La Conception, St Pierre, and part of the Menpenti district. Popular with students, it is home to: the Marseille Faculty of Medicine and Pharmacy (CHU de la Timone), the Physiotherapy school, the School of Journalism and Communication. With its young and trendy population, attracted by the alternative side of the La Plaine district, or the chic and bohemian atmosphere of the Camas, the 5th arrondissement seduces for its village atmosphere and its quality of life. Also appreciated by young couples and dynamic executives, the Camas is one of the best served districts of Marseille, enjoying the advantages of the city centre without suffering the disadvantages, with many local shops and, in the heart of the city, the Saint-Michel Church, a small neo-Gothic jewel. During the Second Empire, it was the subject of a vast urban planning project initiated by André and Nicolas Chave in order to welcome the Marseille bourgeoisie in wealthy and typical buildings "the 3 windows".

A few steps away, the neighbouring districts of Lodi and Notre-Dame du Mont are the bohemian and artistic landmarks of Marseille where street art is omnipresent. By strolling during the day you can go to the market, meet many shows or artistic events, have lunch and taste specialities from all over the world, and spend your evenings in a theatre, a trendy bar, a piano-bar or a concert hall...

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