



### T3 - 60 m<sup>2</sup> -

Bathrooms	1
Bedrooms	2
Garages	2
Year	2009
Energy Consumption	C
Gas Emission	G

Specifications **Elevator, Swimming pool,  
Garden, Parking, Garage,  
Terrace**

Réf. : 13004384

Mandate : 579

**220 000 €**

In a luxury, quiet and secure residence, with swimming pool and gardens, Casaloft offers you a bright 3-room apartment of 60.50 m<sup>2</sup> (loi carrez), on the raised ground floor. Fitted with a beautiful living room of 26 m<sup>2</sup> with open kitchen, a dressing room. The night area has 2 bedrooms, a bathroom and a separate toilet. All the rooms open onto a large 46 m<sup>2</sup> corner terrace (SE/SO exposure) with an unobstructed view over well-kept gardens. A double box of 29 m<sup>2</sup> in the basement is available in addition (20 000 €).

At the foot of the Etoile massif, at the gates of Allauch and Plan-de-Cuques, Château-Gombert boasts a strong identity, a subtle blend of Provençal traditions and high technology. It is a residential area combining village houses, superb villas and small buildings. Nature remains very present there with the gardens of the individual houses often very well cared for. Schools and student life are strongly present there, thanks in particular to its science park, the Saint-Jérôme faculty and the Ecole nationale supérieure de physique (ENSP). A district with a village atmosphere where life is good, it is made up of families and young dynamic managers...



