



HOUSE - 125 m² - 13002

Bathrooms	1
Bedrooms	2
Garages	2
Lot size	204 m ²
Energy Consumption	D
Gas Emission	D

Specifications **Alarm, Individual gas heating,
Reversible airconditionning,
Garden, Garage, Terrace**

Réf. : 1300424

Mandate : 34

335 000 €

A stone's throw from l'Estaque, this beautiful contemporary 4-room house on two levels, renovated by an architect, offers a beautiful 80 m² wooded teak terrace with a view over the sea and the autonomous port. On the ground floor, a 20 m² veranda gives access to a 36 m² living room with its semi-open fitted kitchen and a cellar. Upstairs, two bedrooms, one with a mezzanine office, video projector room, a shower room. Gas heating, reversible air conditioning, beams, solid parquet flooring, and a 28 m² garage complete this atypical house with large and beautiful volumes.

Under the concrete, hides one of the oldest and most natural areas of Ancient Marseille. The former industrial port wastelands of Arenc (which means sand in Occitan) are undergoing a real transformation under the impetus of the urban planner Yves Lion. Its ambition is based on the idea of "rebuilding the city on the city" by creating a new district that promotes social and generational diversity. While the Arenc Inhabited Park project makes it possible to meet a strong demand for new housing, business premises and offices in Marseille, the strategy also includes a demanding environmental component. Multiple green spaces, planted walks and paths dedicated to gentle mobility punctuate the built islets, forming a true garden city.

With regard to the architecture of the various tertiary and residential real estate projects, the operation is based on a mix of styles: punctuated by its gardens and buildings, all different, the Parc Habité d'Arenc deploys a modern urban landscape where life, work and entertainment are good. The inhabitants and future users will benefit from a particularly dense range of services: the Mucem, the Villa Méditerranée, the Docks and the multiplex cinema are only a few minutes from the inhabited park. The same applies to the shopping centres of the Docks Village and Terrasses du Port, a few blocks from Arenc.

The new district also benefits from remarkable accessibility due to its proximity to Arenc's multimodal hub. This transport hub (one of the most important in Marseille) has a railway station (TER) located at the foot of the CMA-CGM tower, a tram station (line 2) and connections to interurban buses and coaches serving Aix-en-Provence and Marignane in particular.

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