



## T4 - 72 m<sup>2</sup> - 13001

Bathrooms	1
Bedrooms	3
Energy Consumption	A
Gas Emission	A

Specifications **Electric heating, Cellar**

Réf. : 13004389

Mandate : 585

**275 000 €**

Close to the Palais Longchamp, this 4-room apartment, completely renovated in August 2019 in a chic and refined style, offers beautiful contemporary features. An entrance hall leads to a bright living room of 28 m<sup>2</sup> with its open kitchen equipped with new appliances (oven, induction hobs, hood, refrigerator-freezer, dishwasher), a modern double basin bathroom, separate toilet. The night side offers three bedrooms, one of which is 17 m<sup>2</sup> overlooking the gardens. The renovation is meticulous, the choice of materials is also careful (solid oak parquet, cement tiles) and the spaces are designed to optimise storage and comfort, giving a chic and cosy atmosphere. A large cellar completes the whole. The renovation of the facade as well as the painting of the shutters are voted and taken care of by the owners.

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.

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