



## T4 - 82 m<sup>2</sup> - 13009

Bathrooms	2
Bedrooms	3
Garages	2
Year	2016
Energy Consumption	B
Gas Emission	C

Specifications **Elevator, Garage, Terrace,  
Collective heating gas**

Réf. : 13004392  
Mandate : 588

**295 000 €**

At the gateway to the Calanques National Park, in a quiet and secure luxury residence dating from 2016 (RT 2012 standards), Casaloft offers you this magnificent 82 m<sup>2</sup> 4-room apartment with terrace and garage. Well arranged, an entrance leads to a beautiful living room of 36 m<sup>2</sup> composed of a fitted kitchen, with a central island, opening onto a living room opening onto a terrace of 11 m<sup>2</sup> with a clear view over gardens and hills. The night area offers three bedrooms, one with a shower room, a bathroom and a separate toilet. Located in the corner of a building on the 3rd floor/4 with elevator, in double exposure (South and West), the apartment has a double box of 25 m<sup>2</sup> in the basement and a closed bicycle box completes the whole.

Les Baumettes is a district of the 9th arrondissement of Marseille, between the village of Mazargues and the hills. It is known to house the Marseille Penitentiary Centre, built in 1939 by the famous architect Gaston Castel. Its name comes from the Occitan baumetas (baumeto according to the Mistralian norm) literally meaning "small caves". At the foot of the Calanques National Park and the Chaîne de Marseilleveyre, the district is located in a sublime natural setting. It is a starting point or passage point for the creeks of Marseille, especially those of Sormiou and Morgiou, where sportsmen and hikers have the chance to enjoy the breathtaking views of their route. A mule track has long been the link between the village of Mazargues and the Calanque of Morgiou, which is of dazzling beauty.

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