



# LE PHARE DE PROVENCE



199 800 €

**Buying apartment**

**2 rooms**

**Surface : 46 m<sup>2</sup>**

**Exposure :** Est ouest

**View :** Citadine

**Hot water :** Individuelle électrique

**Indoor condition :** renovated

**Standing :** Résidentiel

**Building condition :** good

**Benefits :**

Ascenseur, double glazing, calm

1 bedroom

1 bathroom

1 WC

**Energy class (old measure) :** Commencing

soon

**Climate class :** Commencing soon

Document non contractuel

09/05/2024 - Prix T.T.C



## Apartment 1163 Marseille

Marseille center - historic Panier district Located in the heart of the tourist district of Le Panier, 100 m away. de la Vieille Charité, in the immediate vicinity of rue de la République and close to the Old Port and the emblematic monuments of the Cathedral of the Major, the Mucem or the Grotte Cosquer, we offer you this T2 of 46.16 m<sup>2</sup> on the floor (45.86 m<sup>2</sup> Carrez law). This is an ideal property for a primary residence, an investment or for a pied-à-terre, with strong potential (particularly for seasonal rental). The apartment is located on the 1st floor of an old 5-story building typical of Le Panier in excellent condition and very well maintained, which is equipped with an ELEVATOR. It benefits from a West South-West exposure for the living room and East North-East for the sleeping area and is very quiet, the living room overlooking a small street with little traffic and the bedroom overlooking the courtyard, with double-glazed windows. No work needed. The apartment has the following rooms: 1 bedroom, 1 living room, 1 office, 1 separate kitchen with the possibility of making a very large open living room integrating the kitchen of 27 m<sup>2</sup>, or 32 m<sup>2</sup> by integrating the office room in addition. A large bathroom (benefiting from a window), separate WC. All shops, cafes and restaurants near the building.



**Annual recurring charges 1 164 €**

Phare de Provence - 4 rue saint Thomé - 13002 Marseille

**in condominium**

Tél: 04 91 31 64 10 - [lepharedeprovence@gmail.com](mailto:lepharedeprovence@gmail.com)

**16 lots in the condominium 199 800 € fees included**

RCS marseille B 481 925 212 Code NAF 703 -

Document non contractuel - Barème de prix disponible sur notre site internet