

**Price on request**

**Contact agency**

**LA Provençale Trets**

6, Avenue Mirabeau

13530 Trets

04 42 220 220 / trets@la-provence.net

**For sale apartment**

**2 rooms**

**Surface : 47 m²**

**Surface of the living : 23 m²**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Individuelle**

**Inner condition : GOOD**

**Standing : residential**

**Building condition : GOOD**

**Features :**

Visitor Parking, lift, double glazing, gated,  
AIR CONDITIONING, equipped kitchen

1 bedroom

2 terraces

1 shower

1 WC

1 cellar

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : F**

Document non contractuel

05/12/2025 - Prix T.T.C



## Apartment T25128 Marseille

**2-ROOM APARTMENT – 7TH AND TOP FLOOR – STUNNING VIEW – TWO BALCONIES – CELLAR – PARKING** Your agency La Provençale is pleased to offer this beautiful 47 m² 2-room apartment located on the 7th and top floor with elevator. A prime location that guarantees exceptional natural light and an unobstructed view, a rare find in the area. From the moment you enter, you'll be charmed by a bright living room, opening onto the first balcony—perfect for enjoying the view and summer evenings. The modern, fully fitted kitchen also has direct access to a second balcony, providing a valuable extra outdoor space. The sleeping area includes a spacious bedroom with built-in wardrobe, and a fully renovated bathroom with a wall-mounted toilet and space for a washing machine. A private cellar completes this property, offering essential storage space. The apartment is in excellent condition, tastefully decorated, and features an optimized layout. You will also appreciate the peaceful surroundings, the large communal parking lot of the residence, and the immediate proximity to public transport, including a tram station within walking distance. Nearby: The residence is ideally located in the 11th district, close to: - tramway and several bus lines, - shops, supermarkets, and daily services, - schools, nurseries, and sports facilities, - La Valentine shopping center with many stores, - highways providing easy access to Aubagne, downtown Marseille, or Aix-en-Provence. A rare find in the area, don't miss your chance to visit!

