

## Price on request

### Contact agency

Saint Jean de Malte - Fuveau

6 cours victor leydet

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### 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

10/01/2026 - Prix T.T.C



## Apartment P26254 Marseille

TWO-ROOM APARTMENT – 7TH AND TOP FLOOR – UNOBSTRUCTED VIEW – TWO BALCONIES – CELLAR – PARKING Our agency is pleased to offer you this stunning two-room apartment of 47 m² located on the 7th and top floor with elevator. A privileged location that guarantees exceptional natural light and a completely clear view, a rare find in the area. Upon entering, you'll be captivated by a bright living room opening onto the first balcony, perfect for enjoying the view and summer evenings. The modern, fully equipped kitchen also has direct access to a second balcony, providing a valuable additional outdoor space. The sleeping area includes a large bedroom with built-in closet and a fully renovated shower room with 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 environment, the large communal parking lot of the residence, as well as 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 everyday services, - schools, nurseries, and sports facilities, - La Valentine shopping center with its many stores, - major highways facilitating travel to Aubagne, downtown Marseille, or Aix-en-Provence. A rare opportunity in the area.



312 lots in the condominium