

## Price on request

### Contact agency

#### Phare de Provence

4, rue saint Thomé

13002 Marseille

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### For sale apartment

3 rooms

Surface : 56 m²

Year of construction : 1900

Exposition : Sud ouest

View : Dégagée

Hot water : Individuelle

Inner condition : GOOD

Standing : improved plan

Building condition : GOOD

### Features :

double glazing, armored door

2 bedroom

1 bathroom

2 WC

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

26/07/2025



## Apartment 1199 Marseille

Exclusive to Phare de Provence! T3 Duplex – Panier district – Marseille 13002 – 235,000 FAI We invite you to discover this beautiful two-bedroom duplex apartment, located on the top floor of an old building on the famous Montée des Accoules, in the historic Panier district. Apartment on the 3rd and 4th floors, very bright, facing south and west, with open view on the 3rd floor and small sea view on the 4th. It is arranged in a spacious living room, two bedrooms, a separate kitchen, a bathroom with window, and a separate toilet. Apartment located just steps from the Old Port, shops, cultural venues, and public transport. Saint Charles train station and highway entrances are just a few minutes away by car. The environment is very pleasant, lively and dynamic. The building is in good condition, the facades and the stairwell are very clean. It is located on a pedestrian street, opposite the Accoules primary school. This rare property for sale is ideal for a primary residence or a rental investment in one of the city's most popular tourist areas. Price: 235,000 agency fees included, seller's charge. DPE: E GES: B No legal proceedings Voluntary co-ownership of 6 lots Annual charges: 510 euros Photos and videos of the property on our Instagram page: lepharedeprovence For any visit, please contact us on our line at 0613767457. (Ideally by text message or WhatsApp voice message) The Lighthouse of Provence The real estate specialist

in the 2nd arrondissement since 2005. 4 rue Saint Thomé 13002 Marseille Tel 049131641 lepharedeprovence@gmail.com

Fees and charges  
Annual current charges: 510 €  
Well conditioned  
6 lots in the building