

520 000 €

Contact agency

Capital Provence Immobilier

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For sale house

Year of construction : 1940

Exposition : Sud

Hot water : Gaz

Features :

POOL, double glazing, CALM

4 bedroom

2 showers

2 WC

1 garage

1 parking

Energy class (dpe) : E

Emission of greenhouse gases (ges) : F

Document non contractuel

07/05/2025 - Prix T.T.C



House 2021003 Marseille

Saint Just-Lacordaire district. At the junction of the 13th and 4th arrondissements of Marseille, this type 6 character house from the 1920s will seduce you with its authentic character and its volumes. Quiet, out of sight and nestled at the bottom of the plot, it has been recently renovated (less than 10 years) with taste, combining modernity and charm of the old, on 130 m² useful spread over 3 levels. On the ground floor : a living-dining room, a fitted and equipped kitchen, a shower room and its toilet, a hallway, an extra toilet. On the 1st: 4 bedrooms, one of which is 8m² serving as an office, a shower room and its toilet. On the 2nd floor: in a cleverly fitted attic, on a 28 m² plateau, a last bedroom with an atypical charm, air-conditioned, and a small balcony. Outside, a pleasant and large terrace, as well as a garden with trees, an above ground swimming pool. A lean-to and parking complete the property. By its location, this pretty house allows quick access to major roads, public transport, local amenities. The Lacordaire school is also close. The services: facade and roof redone, new shutters, recent and modernized shower rooms, gas boiler heating, reversible air conditioning in the upstairs room, ethernet connection in all rooms. Property tax: 1248 euros. Diagnoses: E (268) E (58). Marketing price: 520,000 euros Agency fees included. Mandate reference: 2021003. Contact: Gregory BARBIER – real estate advisor RSAC 832246136.

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