

## New 2 bedroom apartment in a residential suburb of Marseilles



## INFORMATION

Town:	LA VALENTINE
Department:	Bouches-du-Rhône
Bed:	2
Bath:	1
Floor:	59 m2
Outside Space:	13 m2

## IN BRIEF

Located on the 1st floor and facing NE, this 59,20 m2 well designed 2 bedroom appartement with its 13,40 m2 terrace comprises a 26.80 m2 living room/kitchen with optional equipment, a 5.40 m2 bathroom equipped with a vanity unit, a shower tray and a heated towel rail, a 2,10 m2 independent toilet and 2 bedrooms, one of 12,40 m2 and the other of 10,75 m2.

Certified to current housing standards allowing for sustainable energy savings, this flat benefits from acoustic insulation and an adapted temperature.

## ENERGY - DPE

DPE not required.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

## DESCRIPTION

A new residence on a human scale in the heart of the La Valbarelle district, surrounded by greenery between St. Loup and La Valentine, comprising two buildings with a total of 43 homes. Its strategic location has been chosen to optimise ease of movement, with access by car to the centre of Marseille in 15 minutes, the motorways to Aix and the Var in 10 minutes and the Valentine shopping centre in 9 minutes. Pedestrian access to the bus stop is 2 minutes away, schools and shops 7 minutes away and the large Parc des Bruyères 10 minutes away. This residence offers a number of attractive features, including a secure environment, private parking, motorbike parking spaces and a bicycle storage area. The flats all have exteriors, from the garden on the ground floor to the large terraces on the top floor.

The choice of architecture for the two buildings gives this residence a contemporary feel.

The services also include a choice of finishing options that will allow you to create your own home to suit your tastes.

The proximity of the Garlaban massif offers the choice of multiple hikes in the provençal country of the famous writer Marcel Pagnol and the creeks of Cassis are on 20 minutes away.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe habitation:** EUR

## NOTES