

Beautiful renovation for this Haussmann-style 1/2 bedroom flat in the select Vauban district of Marseilles



## INFORMATION

Town:	Marseille 6e Arrondissement
Department:	Bouches-du-Rhône
Bed:	1
Bath:	1
Floor:	85 m2
Plot Size:	0 m2



## IN BRIEF

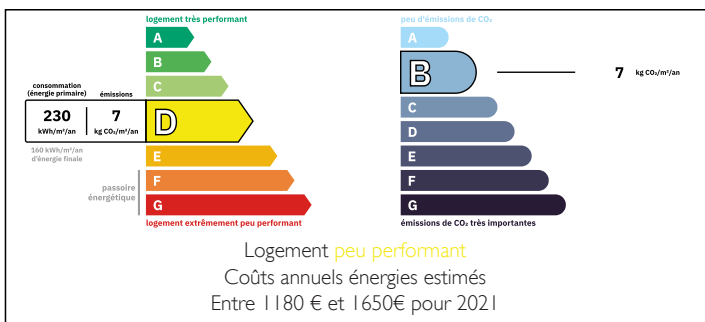
You'll love this bright, typical Marseille apartment with its 3-meter high ceilings, located on the second and last floor without lift.

The large entrance hall opens onto the 38 m2 west-facing double living room, bathed in light thanks to its 3 tall windows. The large 17m2 bedroom, with its two wide windows and large dressing room, is located on the quiet east side.

The 10m2 fitted kitchen offers a dining area and opens onto a small loggia with an independent toilet on the quiet side too.

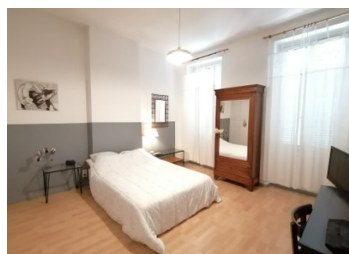
Its location at the top of Rue Breteuil, served by 3 underground stations (Estrangin, Préfecture and the Vieux Port), makes it an ideal property for people working in Marseilles city center, for a rental yield of around €1,200 HC/month, or a pied-à-terre in the south. It is also possible to purchase the property...

## ENERGY - DPE



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

The apartment has been renovated with great care and attention to detail, while retaining its authentic character with its 3-meter high ceilings, numerous large windows and attractive glass doors.

It is equipped with double glazing, two reversible air-conditioning units, new wooden shutters on the living room side, PVC shutters on the bedroom side and roller shutters on the kitchen side, as well as numerous cupboards and 2 WCs.

The building also underwent a complete overhaul in 2023, with new paintwork and renovation of the common areas.

Finally, being located on the top floor with the nightside facing east, the property is quiet.

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Co-owned building of 4 units

Provisional annual charges: 1140€

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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 foncière:** 1104 EUR

**Taxe habitation:** EUR

## NOTES