

1 bedroom apartment in Marseille's 2nd arrondissement. A high-quality property in an exceptional neighbourhood



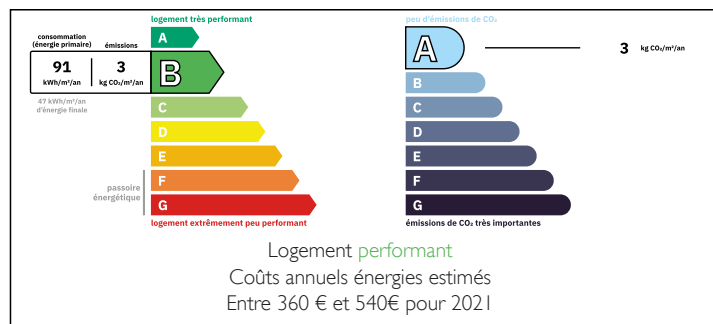
INFORMATION

Town:	Marseille 2e Arrondissement
Department:	Bouches-du-Rhône
Bed:	1
Bath:	1
Floor:	41 m ²
Plot Size:	0 m ²

IN BRIEF

Ideally located in a highly sought-after area in the heart of Marseille, in a recent building dating from 2019, this 40.81 m² one-bedroom apartment is on the third floor with lift of a modern and perfectly maintained residence. The luxury residence is located in the 2nd arrondissement of Marseille, close to the quays of La Joliette, the Vieux Port, the Voûtes de la Major and the Terrasses du Port shopping centre. This neighbourhood is known for its cultural and economic wealth, with accessible public transport infrastructures and amenities. The ferries are 100 metres from the apartment and the airport is 20 minutes away.

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

Here is an overview of what this unique space has to offer:

Total living area of 40.81 m².

A bright open plan living room/kitchen (20.22 m²)

A comfortable bedroom of 14.44 m² with cupboard.

A modern bathroom with WC (6.15 m²)

Balcony (5.86 m²)

The property has a private parking space. Heating and air conditioning are provided by a shared marine geothermal system.

The construction was completed in 2019 by Eiffage Immobilier, with a ten-year warranty valid until 2029. Annual service charges amount to €1,176.46.

Whether you are looking for a primary residence or a sunny pied-à-terre, this flat will meet your expectations.

With strong rental potential, it also represents a perfect opportunity for any astute investor.

LOCAL TAXES

Taxe foncière: 1269 EUR

Taxe habitation: EUR

Co-owned building of 2 units

Provisional annual charges: 1176.46€

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

NOTES