

Optimal comfort with this brand new 1 bed flat with loggia in 1 of Marseilles' best residential area.



INFORMATION

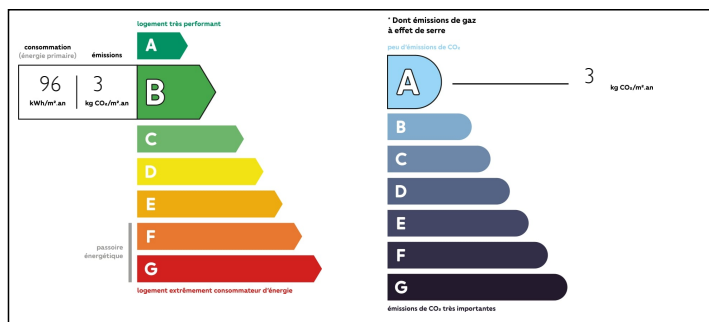
Town:	Marseille 8e Arrondissement
Department:	Bouches-du-Rhône
Bed:	1
Bath:	1
Floor:	39 m2
Outside Space:	10 m2

IN BRIEF

With its elegant and original architecture combining mineral and vegetation, this north-east facing flat is located on the 3rd floor (out of 4) of the lower part of a single building with a lift (the upper part has 9 floors) with secure parking in the basement. The residence has a total of 76 units with access by 2 entrances. The accommodation consists of an entrance of approximately 3m2, a living room with kitchen space to be equipped of approximately 21m2 with a large sliding glazed bay window opening onto the 10m2 loggia to enjoy the sea view, a bedroom of approximately 14m2 with a glazed door access to the loggia, and a bathroom with toilet of approximately 4m2 equipped with a suspended washbasin unit, a lighted mirror, a towel dryer and an extra flat shower tray.



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 flat is equipped with double glazing, roller shutters of the best plumbing brands, tiles (50X50), furniture and a system of digicode and videophone. The connected home benefits from Flexcom V2 home automation, which allows remote control of electric heating, lighting and electric shutters.

The residence is located in the 8th arrondissement of Marseille, away from the hustle and bustle of the city centre, yet just a few minutes from the Bonneveine shopping centre. It also offers an excellent infrastructure of leisure facilities, nurseries and schools, as well as excellent transport links to the city centre, the Prado, Pointe Rouge and Huveaune beaches and the Bortoli and Borely parks. It also benefits from the latest construction standards:

- RT 2012 standard
- The NF HABITAT standard is the benchmark certification for housing. It is the certainty of enjoying a home with qualities controlled by an independent body. NF Habitat is the certification mark of QUALITEL, the association that has been working since 1974 for the quality of housing.

Transport distances :

- Cassis : 8 Kms
- TGV train station Marseilles St. Charles : 19 Kms
- Marseilles Airport - Marignane : 31,5 Kms (Approx. 40 mins)

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

NOTES