

**298 000 €**

**Townhouse for sale**

**7 rooms**

**Surface : 158 m²**

**Surface of the living space : 21 m²**

**Surface of the land : 206 m²**

**Exposure : Nord**

**Hot water : Electrique**

**Indoor condition : new**

**Outdoor condition : new**

**Cover : tiles**

**Benefits :**

air conditioning, double glazing, Bedroom on ground floor, calm, electric shutters

5 bedroom

2 terraces

2 bathrooms

2 WC

**Energy class (old measure) : E**

**Climate class : B**

Document non contractuel

17/05/2024 - Prix T.T.C



### Townhouse ref. 889V507M Marseille

Town house with 7 rooms of 158 m² - Ideal for 2 families and for investors

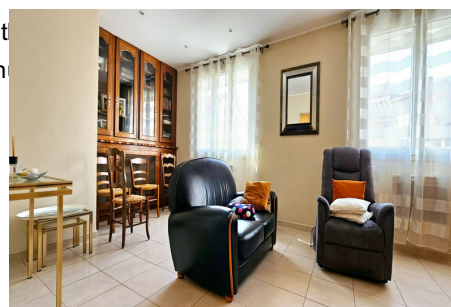
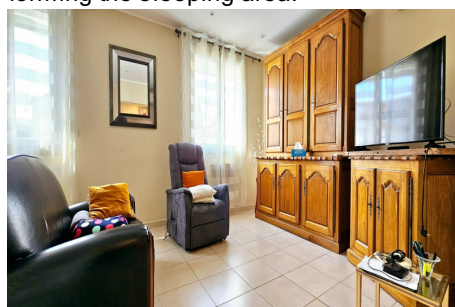
This charming townhouse is located in a quiet and peaceful residential area. It is in excellent condition and extends over two levels, offering a living area of 158 m² on a plot of 206m². The property is ideal for two families or investors because it offers the possibility of creating 3 lots: T4 and two T2s.

The property is in good condition, with a recently renovated facade and a well-maintained roof, having been serviced.

Description of the villa:

On the ground floor, you will find a large entrance hall leading to a large living room, a storage room which can easily be transformed into a bedroom, a living room-kitchen opening onto an outdoor terrace as well as the garden, and a bathroom with bedroom.

On the upper level, you will find a WC at the entrance, as well as a large living room of 21 m² and an equipped kitchen which open onto a large terrace and a garden. Continuing along the corridor, you will find three bedrooms and a bathroom, thus forming the sleeping area.



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Document non contractuel - Barème de prix disponible sur notre site internet