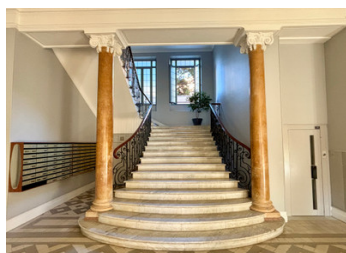
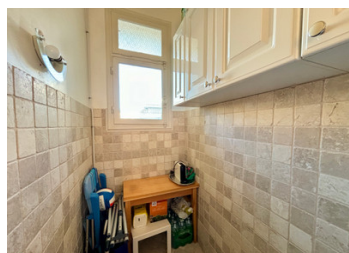


## Charming 2-Room Apt. in Historic Belle Epoque Residence - CURRENTLY UNDER OFFER



## INFORMATION

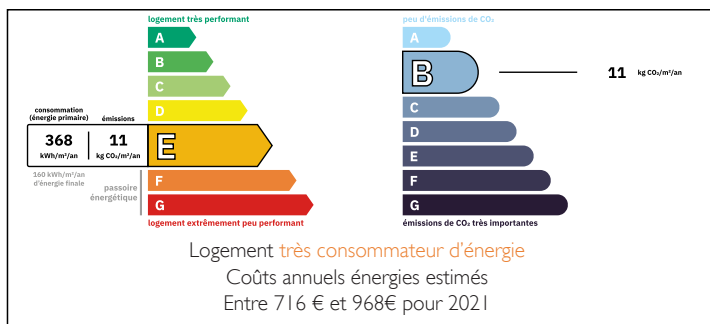
Town:	Menton
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	22.5 m2
Plot Size:	0 m2

## IN BRIEF

Discover this charming 25 m<sup>2</sup> apartment nestled in the heart of Menton, just steps from the beaches, Casino de Menton, and all conveniences including shops, schools, restaurants and public transportation.

Set on the 4th floor of a stunning Belle Époque palace, this beautifully designed apartment offers a blend of historical charm and modern comfort, making it a perfect choice for a primary residence, holiday home, or rental investment.

## 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.



## LOCAL TAXES

**Taxe foncière: 500 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Apartment Features:

2 Rooms: The bedroom and the living room both facing the green inner courtyard.

High Ceilings: 3.16-meter ceilings add to the airy feel of this classic Bourgeois property.

Calm and peaceful home.

Central Location: Less than 100 meters to the beach and in close proximity to all amenities.

With the building facade currently being refreshed, this is a prime opportunity to own a fully updated residence in one of Menton's most desirable addresses.

The building includes elevator and concierge and the apartment comes with private cellar space.

Monthly condominium charges: € 85

Contact us to schedule a viewing and see firsthand the unique appeal of this exceptional apartment!

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Distances:

Restaurants, shops, supermarkets, postal office ...: 3 min walk

Beach: 3 min walk

Menton Main Railway station: 6 min walk

French Italian border crossing: 9 min by car

Monaco: 26 min by car

Nice International Airport: 38 min by car

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Co-owned building of 133 units

Provisional annual charges: 1020€