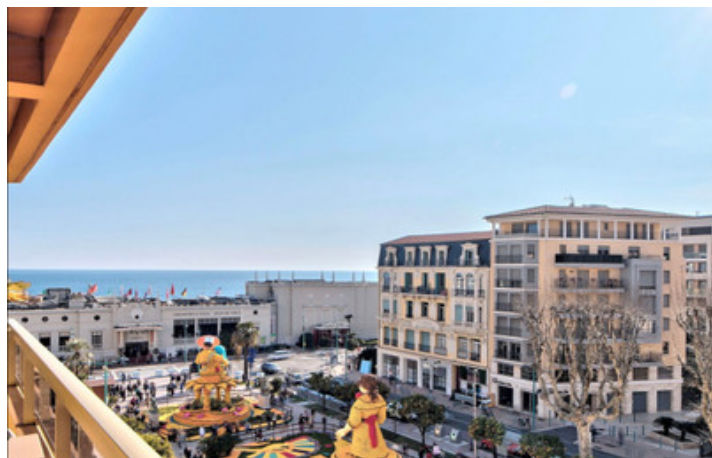


Beautiful 2-Bedroom Apartment in the Heart of Menton, just steps from the Casino and Jardins Biovès

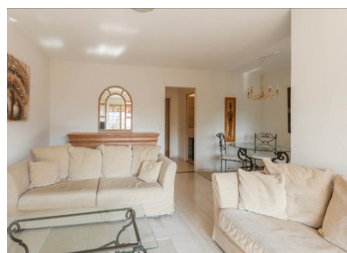


## INFORMATION

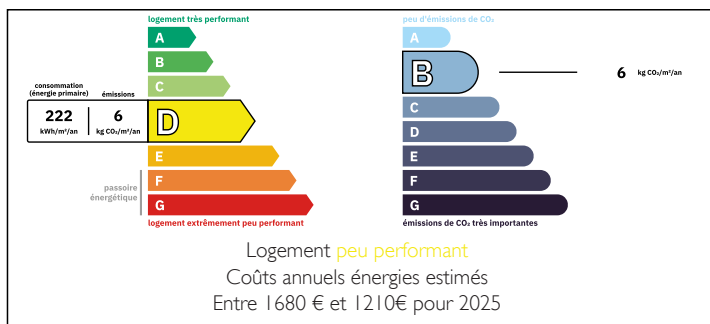
Town:	Menton
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	68 m2
Outside Space:	13 m2

## IN BRIEF

Central Menton – Rare 2-Bed with Terrace and Balcony . Bright 68 m<sup>2</sup> apartment with sea & garden views, just steps from the beach and Casino. Includes private parking and cellar.



## 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

Located on the 4th floor of a well-maintained residence with lift, this bright dual-aspect apartment of 68 m<sup>2</sup> enjoys a highly sought-after central location, only a few minutes' walk from the beach and all amenities.

It comprises a welcoming entrance hall, a bright 22 m<sup>2</sup> living room opening onto a 6 m<sup>2</sup> terrace with partial sea view and overlooking the Jardins Biovès, a separate kitchen, two bedrooms with fitted wardrobes opening onto a 7 m<sup>2</sup> north-facing balcony, a dressing room, two shower rooms with toilets, as well as a separate guest WC.

A cellar and a private parking space in the basement complete this property.

Additional features: reversible air conditioning, collective heating and hot water, dual-aspect layout.

A rare opportunity in the centre of Menton — ideal as a main residence, holiday home, or rental investment.

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Co-owned building of 40 units  
Provisional annual charges: 1800€

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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: 1350 EUR**

**Taxe habitation: EUR**

## NOTES