

## MENTON – LOVELY STUDIO WITH TERRACE AND LIFT

Reference 06500\_SG



### DESCRIPTION OF THE PROPERTY

Located on the 5th floor of a beautiful building with lift, just a few minutes from Menton's centre and beaches, this charming studio of 27 m² features a small kitchen, a bathroom, and a bright living area opening onto a superb 15 m² terrace. This cozy flat offers a peaceful and sunny setting, ideal for relaxing after work or enjoying the Mediterranean lifestyle all year round. Monthly rent: €850, charges included. A true gem in Menton, perfect as a pied-à-terre or a main residence. Before any visit, a complete application file is required. It will be requested after initial contact via private message. #DestinationRiviera

**€ 850**

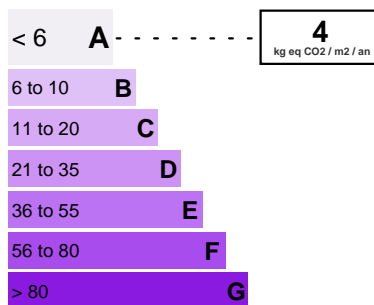
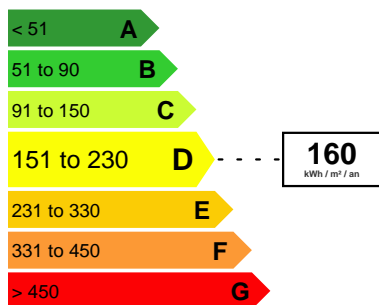
### FEATURES

City	<b>Menton</b>	Monthly rent excluding charge :	<b>€ / month 850</b>
Monthly charges :	<b>€ 50</b>	Charges included :	<b>Water Co-ownership fees</b>
Rental deposit amount :	<b>€ 1 600</b>	Recovery of rental charges :	<b>Annual provision</b>
Agency fees :	<b>€ 351</b>	Co-ownership :	<b>Yes</b>

**Destination Riviera**

Monday: 9am to 7pm Tuesday: 9am to 7pm Wednesday: 9am to 7pm Thursday: 9am to 7pm Friday: 9am to 7pm Saturday: By appointment  
Sunday: Closed

Provision fees :	€ 50	Honorary payable by :	the buyer and the seller
Descriptions of agency fees :	<p><b>Fees and Charges</b> In accordance with current French regulations, agency fees are payable by the tenant only in the case of a rental used as a main residence. They are detailed as follows: Viewing, application processing, and lease preparation: €10/m², i.e. €270 Check-in inventory (inspection): €3/m², i.e. €81 Total fees payable by the tenant: €351 (VAT included)</p>		
		Carrez surface :	27 m²
Terrace surface :	14 m²	Number of terrace :	1



Date of energy audit :





