

## 2 ROOM FLAT FACING THE SEA WITH TERRACE AND GARAGE IN MENTON

Reference 06500\_CD



### DESCRIPTION OF THE PROPERTY

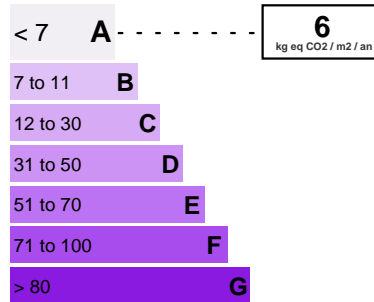
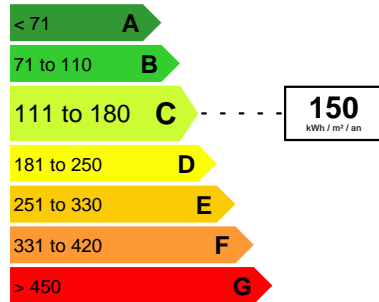
One-bedroom apartment on the sea-front with terrace and garage. In Menton, in a central, highly serviced area just steps away from all amenities, restaurants, and the casino, directly facing the sea, we offer a spacious one-bedroom apartment with a terrace and garage. The entrance opens onto a hall leading to all rooms: immediately, you'll find a fully equipped kitchen. Next is a generously sized bedroom with custom-built wardrobes, and across the hall, a bathroom, toilet, and convenient storage room. The highlight is the large, bright living room with a double corner exposure, creating a sensation of being at sea. From here, there is direct access to the terrace, also corner-positioned, allowing enjoyment of a privileged view of the French Riviera sea. This apartment represents an excellent opportunity for prestige and location, with an interesting possibility to convert it into a two-bedroom unit. A garage box within the building completes the property.

**€ 580 000**

### FEATURES

City	<b>Menton</b>	Property tax :	<b>€ / year 1 336</b>
Free at the time of sale :	<b>Yes</b>	Charges co-ownership :	<b>€ / month 185</b>
Syndicate status :	<b>Ad hoc mandatory</b>	Protection plan :	<b>No</b>

Surface :	59 m <sup>2</sup>	Honorary payable by :	seller
Carrez surface :	59 m <sup>2</sup>	Number of bedrooms :	1
Terrace :	Yes	Type of parking :	Garage



Date of energy audit :









