

MENTON – CENTRAL APARTMENT JUST 5 MINUTES WALK FROM THE SEA

Reference 06500_LPELG



DESCRIPTION OF THE PROPERTY

Located in the heart of Menton, in a strategic yet particularly peaceful location, this ground-floor apartment is just a 5-minute walk from the sea and all essential amenities. The property is situated on a very quiet street, while remaining right in the city centre, making it an excellent opportunity both as a primary or second residence and as a property investment or B&B project. The apartment is in good overall condition, the apartment comprises: a spacious living room; a kitchen; two large bedrooms; a bathroom. Located on the ground floor, the apartment does not have balconies, but offers a practical and functional layout. Strategic location Location is one of the property's major advantages: Menton city centre; approximately 5 minutes' walk from the sea; close to shops, restaurants and everyday amenities; train station within easy walking distance; quiet and peaceful street; excellent accessibility without the need for a car. Also ideal as an investment Thanks to its central location and proximity to the sea and railway station, the property offers good rental potential, whether for long-term rental or a hospitality project, subject to local regulations. An excellent opportunity for those looking to enjoy life in the centre of Menton, just minutes from the Mediterranean, or for investors seeking a well-located property on the French Riviera. City centre • 2 large bedrooms • ground floor • 5 minutes from the sea • close to train station and amenities • quiet street • good condition • ideal investment.

€ 250 000

FEATURES

City	Menton	Surface :	56 m²
Charges co-ownership :	€ / month 50	Carrez surface :	56 m²

Destination Riviera

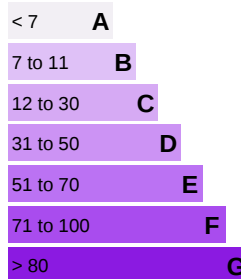
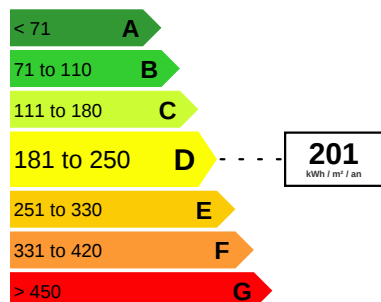
Monday: 9am to 7pm Tuesday: 9am to 7pm Wednesday: 9am to 7pm Thursday: 9am to 7pm Friday: 9am to 7pm Saturday: By appointment
Sunday: Closed

Free at the time of sale :

Yes

Honorary payable by :

seller



Date of energy audit :



