DESTINATION RIVIERA

Destination Riviera
11 Avenue de France - 06190
Roquebrune-Cap-Martin Francia

Leonardo Petroni
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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 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.

€ 235 000

FEATURES

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

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Free at the time of sale :	**Yes**	Honorary payable by :	**seller**

< 71	A
71 to 110	B
111 to 180	C
181 to 250	D
251 to 330	E
331 to 420	F
> 420	G

201 kWh / m² / an

< 7	A
7 to 11	B
12 to 30	C
31 to 50	D
51 to 70	E
71 to 100	F
> 100	G

19 kg eq CO2 / m2 / an

Date of energy audit :

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