DESTINATION RIVIERA

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

Leonardo Petroni
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MENTON GARAVAN – RENOVATED APARTMENT WITH TERRACES, POOL, PARK, PARKING AND CELLAR FOR SALE

Reference 06500_YH



DESCRIPTION OF THE PROPERTY

For sale in Menton, prestigious Garavan district: stylish renovated ground-floor apartment in a modern residence with swimming pool and private park, just 5 minutes from the sea. It features a spacious living room with open kitchen, two large bright bedrooms, a bathroom with bathtub, separate WC, and a very large dressing room. Two terraces add outdoor comfort: one of 15 m² ideal for dining, the other currently converted into a third bedroom. Private parking and a large 15 m² cellar are included. Quiet and green location, close to the sea, Italy and all amenities. Perfect as a main residence or holiday home. #DestinationRiviera

€ 570 000

FEATURES

City	**Menton**	Charges co-ownership :	**€ / month 220**
Terrace :	**Yes**	Cellar surface :	**15 m²**
Number of cellars :	**1**	Carrez surface :	**96 m²**
Garden :	**Yes**	Free at the time of sale :	**Yes**

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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

173 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

5 kg eq CO2 / m2 / an

Date of energy audit :









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