DESTINATION RIVIERA

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

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MENTON – RENOVATED 47 M² ONE-BEDROOM APARTMENT WITH PARKING | POTENTIAL TO CREATE A TWO-BEDROOM APARTMENT

Reference 06500_LPAJ

DESCRIPTION OF THE PROPERTY

MENTON – Attractive renovated 47 m² one-bedroom apartment in a prime location, offering excellent potential for conversion into a two-bedroom apartment. Located on the first floor of a well-positioned residential building in Menton, just a short walk from shops, public transport and all essential amenities, this bright and functional 47 m² apartment offers a comfortable living environment and excellent use of space. Fully renovated in 2021 (excluding windows), the property features a well-designed layout with no wasted space and plenty of potential for further customisation. Bright living area featuring a welcoming lounge and a dedicated dining space. Modern open-plan kitchen, fully equipped with a worktop and ample storage. Spacious bedroom offering a peaceful and comfortable setting. Modern, functional bathroom. Separate toilet. Investment Potential and Layout Opportunities Thanks to its layout, the apartment offers genuine potential for conversion into a two-bedroom apartment, subject to technical feasibility and any required authorisations. This represents an attractive opportunity to improve rental returns or create a home office or second bedroom. Additional Features Communal parking within the residence, with unallocated spaces – a valuable advantage in this area. Ideal as a permanent residence, a holiday home on the French Riviera, or a rental investment, including seasonal rentals, subject to applicable local regulations. Property Summary – Key Features Property type: One-bedroom apartment, with potential to create a two-bedroom apartment Living area: 47 m² Floor: First floor Condition: Renovated in 2021, excluding windows Layout: Living room, open-plan kitchen, 1 bedroom, 1 bathroom, separate toilet Outdoor space: No balcony Parking: Communal parking with unallocated spaces Location: Menton, within immediate reach of shops and amenities #DestinationRiviera

€ 239 000

FEATURES

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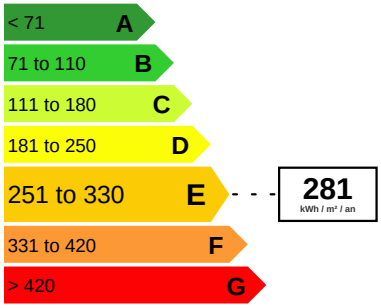
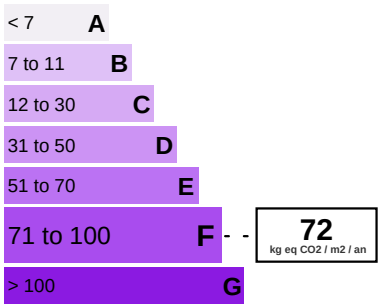
City	**Menton**	Surface :	**49 m²**
Charges co-ownership :	**€ / month 120**	Number of bedrooms :	**1**
Carrez surface :	**47 m²**	Property tax :	**€ / year 1 003**
Free at the time of sale :	**Yes**	Honorary payable by :	**seller**





Date of energy audit :

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