

## ONE-BEDROOM APARTMENT WITH BALCONY

Reference 06500\_AC



### DESCRIPTION OF THE PROPERTY

In the heart of Menton, in the Le Centenaire district, we offer a charming one-bedroom apartment with an additional room, perfect for those looking for both comfort and convenience. Located in a prime central area, this apartment is just a short walk from the train station, schools, and the sea, in a quiet and well-served residential neighborhood. The entrance leads into a welcoming hallway that connects all the rooms. Right away, you'll find a study with a window, a versatile space ideal for remote work or as a small bedroom. The bright living room with an open-plan kitchen enjoys direct access to a large balcony, perfect for relaxing outdoors. The spacious bedroom also opens onto the balcony, creating a harmonious flow between the indoor and outdoor spaces. A modern bathroom with a shower completes the apartment. This is a fantastic opportunity, whether you're looking for a comfortable home or a smart investment with great potential. ? Don't miss out! Contact us for more information or to schedule a visit. ??

**Euro 235 000**

### FEATURES

City	<b>Menton</b>	Free at the time of sale :	<b>Yes</b>
Charges co-ownership :	<b>Euro / month 88</b>	Surface :	<b>39 m²</b>
Honorary payable by :	<b>seller</b>	Carrez surface :	<b>39 m²</b>

**Destination Riviera**

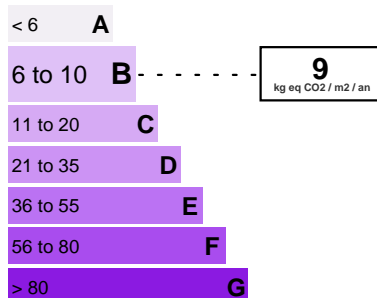
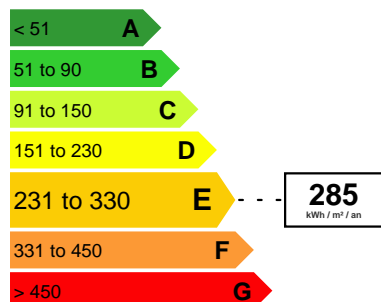
Monday: 9am to 7pm Tuesday: 9am to 7pm Wednesday: 9am to 7pm Thursday: 9am to 7pm Friday: 9am to 7pm Saturday: By appointment  
Sunday: Closed

Number of bedrooms :

1

Terrace surface :

6 m<sup>2</sup>



Date of energy audit :





