

Studio apartment of 29 m2 in Menton with terrace facing the garden.

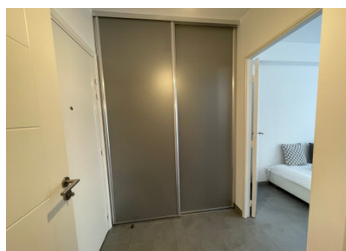
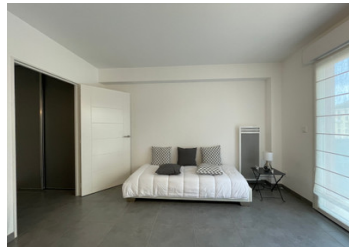


INFORMATION

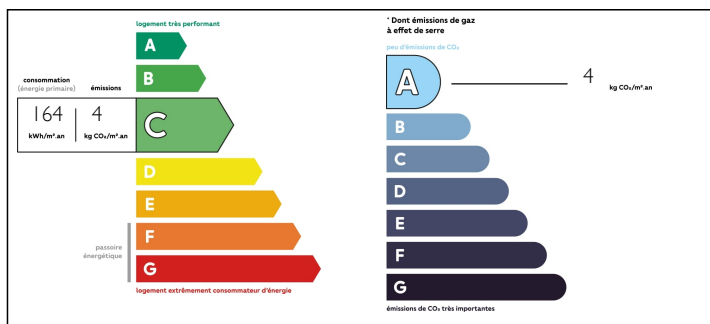
Town:	Menton
Department:	Alpes-Maritimes
Bed:	0
Bath:	1
Floor:	29 m2
Outside Space:	8 m2

IN BRIEF

Modern Studio apartment in brand new condition in the most central location in Menton.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Located in a recently built residence (2015) with swimming pool and still covered by the 10 year builders guarantee.

Apartment located on the 6th of 7 floors and accessible by elevator.

The apartment is comprised of an entrance hall, living room with fully equipped open-plan kitchen (new equipment), shower room with WC and wardrobe.

Private indoor parking available as an option.

All amenities are within a few minutes walking distance. Supermarket, pharmacy, bakery, coffee shop, etc.

The Menton GARE ROUTIÈRE is less than 100 metres from this property, providing easy access to Monaco and Nice. During the day, a bus leaves for Monaco every 20 minutes.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 930 EUR

NOTES