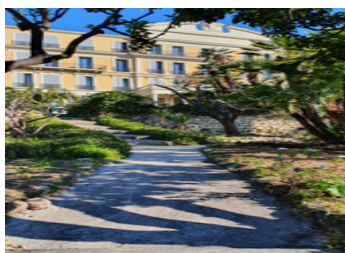


6 room apartment with sea view and 4 m ceiling height in a beautiful historic "Belle Epoque" building - Menton



## INFORMATION

Town:	Menton
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	141 m2
Plot Size:	0 m2



## IN BRIEF

Old historic belle epoque building built in 1879 in a park with trees in the Terres chaudes district of Menton. Apartment of 6 rooms, baroque style, sea view, with a surface of 141m<sup>2</sup>, height under ceiling of 4m, composed of a big hall, 3 bedrooms, 1 private living room, 1 living room, 2 bathrooms, 1 room of leisure being able to become a dressing-room, 1 WC for guests and 1 laundry. Parking possible in the fenced residence. Completes this property: 1 maid's room with shower room and a large cellar on level - 1. Unique property to visit without delay!

## 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

- 6 rooms
- Total area 154.46 m<sup>2</sup>
- Property to be refurbished
- Ground floor
- Exposure Southwest
- Sea view

### Surface Areas:

- I Release 17 m<sup>2</sup>
- I Living room 24 m<sup>2</sup>
- I Release 2 m<sup>2</sup>
- I Toilet 2 m<sup>2</sup>
- I Kitchen 12 m
- I Bathroom 3 m<sup>2</sup>
- I Mezzanine 3 m<sup>2</sup>
- I Laundry room 2 m<sup>2</sup>
- I Bedroom 13 m<sup>2</sup>
- I Shower room 1 m<sup>2</sup>
- I Living room 14 m<sup>2</sup>
- I Living room 21 m<sup>2</sup>
- I Release 2 m<sup>2</sup>
- I Bedroom 12 m<sup>2</sup>
- I Bathroom/toilet 3 m<sup>2</sup>
- I Room 13 m<sup>2</sup>
- I Shower / toilets 2 m<sup>2</sup>

## LOCAL TAXES

**Taxe foncière: 1333 EUR**

## NOTES

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