

Beautifully restored townhouse with panoramic views in the heart of Menton's Old Town - CURRENTLY UNDER OFFER

EXCLUSIVE



## INFORMATION

Town:	Menton
Department:	Alpes-Maritimes
Bed:	4
Bath:	2
Floor:	56 m <sup>2</sup>
Plot Size:	15 m <sup>2</sup>

## IN BRIEF

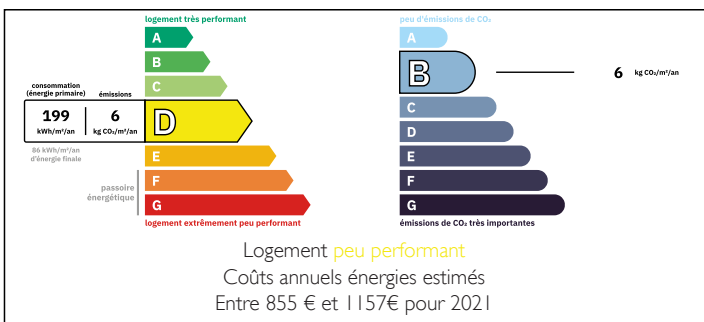
The beautifully restored townhouse is located in an idyllic setting within close proximity of the St. Michael's Basilica.

It comprises a 3 bedroom duplex apartment with a rooftop terrace offering enchanting views over the magnificent surroundings as well as an independent ground-floor studio. The extensive renovation with fully refurbished interiors has been carried out with approved permits and keeping the historic charm and character of the property.

The location is just a few minutes walking distance from the vibrant parts of the old town, the restaurants, the marina and the well known food market.

A high rental yield can be achieved for both the duplex apartment and the studio unit due to high demand.

## ENERGY - DPE



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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

This remarkable townhouse enjoys pure tranquility—free from traffic, noise and urban pollution—yet remains just minutes from restaurants, the marina, the Marché des Halles, and the celebrated Sablettes beach.

A comprehensive renovation, completed in November 2025, has revitalized the property while honouring its historic soul. New materials and modern comfort elevate the property to a move-in-ready, turnkey residence.

### The Independent Studio:

Located on the ground floor, the studio benefits from its own private entrance—perfect for guests or as a high-yield rental unit. Entirely renewed, it includes a contemporary kitchen, elegant bathroom, new flooring, updated plumbing and electrics, and new reversible A/C. Approximate surface: 13 m<sup>2</sup>.

### The Duplex Apartment:

The first-floor entrance opens into a welcoming living area, leading seamlessly to the master bedroom and a nicely designed bathroom.

The custom oak staircase leads to the second floor, where a luminous kitchen-dining area is framed by a French window revealing sweeping views of the Sablettes beach, the Italian coastline, and even Corsica on exceptionally clear days.

This level also hosts a charming bedroom overlooking the neighbouring citrus tree garden and a guest toilet.

On the way to the third floor, you pass another bedroom before you reach, just a few steps above, the magnificent 15.88 m<sup>2</sup> rooftop terrace with panoramic views of the sea, the marina, the old town rooftops and the surrounding mountains.

With its raised wooden deck and handcrafted wrought-iron railings, the terrace offers an exceptional setting for al fresco dining, quiet reading, or simply observing the shifting light—from sunrise to sunset...

## LOCAL TAXES

**Taxe foncière: 1302 EUR**

## NOTES