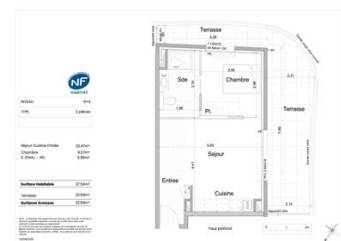


MENTON CENTRE – 1-BEDROOM NEW-BUILD APARTMENT WITH EXCEPTIONAL 23 M TERRACE



INFORMATION

Town:	Menton
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	37 m ²
Outside Space:	22 m ²



IN BRIEF

Attractive 1-bedroom new-build apartment on the 4th floor of an elegant contemporary residence in central Menton, just 300 metres from the seafront and beach. Offering 37.5 m² of living space complemented by an exceptional 22.69 m² wraparound terrace – more than 60% of the apartment's internal living area. Bright open-plan living space, energy-efficient heating and cooling, excellent amenities within walking distance and Monaco approximately 20 minutes away. Underground parking available. Asking price: €387,000. Expected delivery Q4 2027.

ENERGY - DPE

DPE not required.

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

In the heart of Menton, this attractive 1-bedroom new-build apartment occupies the 4th floor of an elegant contemporary residence and benefits from a north-west orientation and an exceptionally generous terrace.

Offering 37.5 m² of living space, the apartment is complemented by a remarkable 22.69 m² wraparound terrace, creating a particularly appealing balance between indoor and outdoor living. The floor plan shows the terrace extending along two sides of the apartment, providing ample space for outdoor dining, seating and relaxation.

The interior has been efficiently designed around a 22.47 m² open-plan living room, kitchen and entrance area. Large glazed openings connect the living space directly with the terrace, bringing natural light into the apartment and extending the living area outdoors.

The separate 9.07 m² bedroom also opens towards the terrace and incorporates fitted storage. A 5.96 m² shower room with WC completes the accommodation.

The unusually large terrace is undoubtedly one of the apartment's principal attractions. At 22.69 m², it represents substantial additional usable space for a compact central apartment and is particularly well suited to Menton's mild Mediterranean climate.

Prime central location

The residence offers an excellent walkable lifestyle, with the Mediterranean, shops, restaurants, transport and everyday services all close by:

- Promenade du Soleil and Casino beach approximately 300 m
- Jardin Biovès immediately nearby
- Palais de l'Europe approximately 80 m
- Casino de Menton approximately 200 m
- Menton railway station approximately 400 m
- Bus connections approximately 100 m
- Old Menton and the Marché des Halles within easy

LOCAL TAXES

Taxe foncière: 900 EUR

NOTES