

## MENTON CENTRE – 1-BEDROOM NEW-BUILD APARTMENT WITH 10 M TERRACE



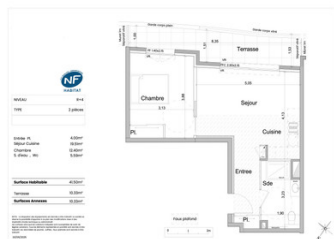
### INFORMATION

|                |                   |
|----------------|-------------------|
| Town:          | Menton            |
| Department:    | Alpes-Maritimes   |
| Bed:           | 1                 |
| Bath:          | 1                 |
| Floor:         | 41 m <sup>2</sup> |
| Outside Space: | 10 m <sup>2</sup> |



### 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 41.5 m<sup>2</sup> of living space, including a bright 19.51 m<sup>2</sup> open-plan living room and kitchen, complemented by a 10.33 m<sup>2</sup> terrace. Energy-efficient heating and cooling, excellent amenities within walking distance and Monaco approximately 20 minutes away. Underground parking available. Asking price: €397,000. 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 a generous 10.33 m<sup>2</sup> terrace.

Offering 41.5 m<sup>2</sup> of living space, the apartment has been carefully designed to provide comfortable proportions and a natural connection between the interior and exterior spaces.

The main living area comprises a 19.51 m<sup>2</sup> open-plan living room and kitchen, with a wide glazed opening providing direct access to the terrace. Extending across the principal frontage of the living area, the 10.33 m<sup>2</sup> terrace offers valuable private outdoor space for dining and relaxing.

The 12.40 m<sup>2</sup> bedroom is particularly generous for a one-bedroom apartment and also benefits from direct access to the terrace. A 5.59 m<sup>2</sup> shower room with WC, together with a 4 m<sup>2</sup> entrance and integrated storage, completes the accommodation.

Prime central location

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

- 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 reach
  - Monaco approximately 20 minutes by car
- The beach and Promenade du Soleil at approximately 300 m and the convenience of having shops and everyday services within walking distance.

Contemporary comfort & energy efficiency

## LOCAL TAXES

**Taxe foncière: 850 EUR**

## NOTES