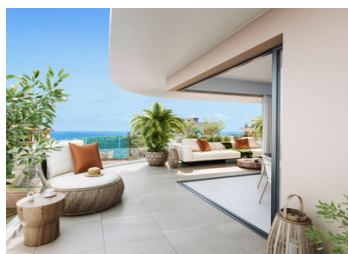


MENTON CENTRE – 3-BEDROOM CORNER APARTMENT WITH 34 M OF TERRACES.



INFORMATION

Town:	Menton
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	78 m2
Outside Space:	34 m2



IN BRIEF

Opportunity to be seized. Only a few apartments remaining in this residential development.

Spacious 3-bedroom new-build corner apartment on the 3rd floor of an elegant contemporary residence in central Menton, just 300 metres from the seafront and beach. Offering 78.5 m² of living space and an exceptional 34.21 m² of wraparound terraces with south-east and north-east exposures. Bright 27.48 m² open-plan living room and kitchen, three bedrooms, two bathrooms, energy-efficient heating and cooling, and excellent amenities within walking distance. Underground parking or enclosed garage available. Asking price: €703,000. 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 3-bedroom new-build corner apartment occupies the 3rd floor of an elegant contemporary residence and benefits from a desirable dual south-east and north-east exposure.

Offering 78.5 m² of living space, the apartment is complemented by an exceptional 34.21 m² of wraparound terraces extending along two sides of the property. The corner configuration and extensive outdoor areas create a strong connection between the interior and exterior spaces and provide different exposures throughout the day.

At the heart of the apartment is a generous 27.48 m² open-plan living room and kitchen, opening directly onto the terrace through a wide glazed opening. The south-east-facing section of terrace provides an attractive extension of the principal living area, particularly suited to outdoor dining and relaxing in Menton's Mediterranean climate.

The sleeping accommodation comprises three bedrooms of 9.66 m², 10.72 m² and 12.26 m². The plan provides direct terrace access from the bedrooms positioned along the north-east façade, further enhancing the connection with the outdoor space.

The apartment is particularly practical for family living, with both a 6.10 m² bathroom and a separate 4.17 m² shower room, as well as an independent WC. A 6.68 m² entrance with integrated storage completes the accommodation.

Prime central location

The residence offers an exceptional 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

LOCAL TAXES

Taxe foncière: 1350 EUR

NOTES