LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47067CAA06 Price: 410 000 EUR

agency fees to be paid by the seller

MENTON – SPACIOUS 2-BEDROOM NEW-BUILD APARTMENT WITH SEA VIEW & BALCONY

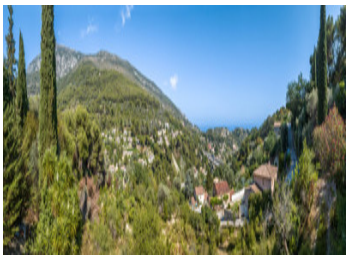












INFORMATION

Town:	Menton
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	73 m2
Outside Space:	10 m2

IN BRIEF

Spacious 2-bedroom new-build apartment on the first and top floor of an intimate low-rise residence in the hills overlooking Menton and the Mediterranean. Offering 73 m² of living space, including a generous 27.4 m² open-plan living room and kitchen, complemented by a 10 m² balcony with attractive views towards the sea and surrounding hills. Peaceful landscaped setting approximately 10 minutes by car from central Menton, with bus connections nearby. Underground parking included. Asking price: €410,000.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

DESCRIPTION

Set on the hills overlooking Menton and the Mediterranean, this spacious 2-bedroom new-build apartment enjoys a peaceful residential environment surrounded by carefully landscaped Mediterranean vegetation.

Occupying the first and top floor of an intimate low-rise residence, the apartment offers 73 m² of living space, complemented by a 10 m² balcony and attractive views towards the Mediterranean and surrounding hills.

The residence has been conceived as a collection of just four intimate buildings rising only one upper floor, set within landscaped grounds planted with trees and local Mediterranean species. This low-rise configuration creates a particularly pleasant residential atmosphere away from the bustle of the seafront, while central Menton remains approximately 10 minutes away by car. The development consists of 34 apartments across four R+1 buildings and selected apartments benefit from sea views.

Generous and well-designed interior
At the heart of the apartment is a spacious 27.4 m² open-plan living room and kitchen, with a large glazed opening providing direct access to the balcony and creating a natural connection between the interior and outdoor space.
The 10 m² balcony provides valuable private exterior space for dining, relaxing and enjoying Menton's mild Mediterranean climate and the open outlook towards the surrounding landscape and Mediterranean.

The sleeping accommodation comprises two well-proportioned bedrooms of 11.7 m² each. A generous 11.1 m² entrance, a 4.2 m² hallway, separate WC and 5.1 m² bathroom complete the accommodation.

With 73 m² of internal space, the apartment offers

LOCAL TAXES

Taxe foncière: **1150 EUR**

NOTES