

## MENTON | LARGE 3 ROOM APARTMENT NEAR CENTER

For sale France

395 000 €

### Menton - 3 Room Apartment with Large Terrace Near the City Center

|                       |                           |              |        |
|-----------------------|---------------------------|--------------|--------|
| Type                  | For sale                  | Total area   | 97 sqm |
| Product type          | Apartment                 | Living area  | 70 sqm |
| Number of rooms       | 3                         | Terrace area | 27 sqm |
| District              | Hotel de Ville            | Bedrooms     | 2      |
| City                  | Menton                    | Cellars      | 1      |
| Country               | France                    | Exposure     | West   |
| In collaboration with | S.A.S. RIVIERA PROPERTIES |              |        |

**Menton** - Located in a quiet residential area just minutes from the center of Menton, this well-maintained three-room apartment offers an ideal blend of comfort, space, and convenience.

Set within a modern, recently built condominium with low monthly charges, the 69.44 m<sup>2</sup> apartment features a bright 29.2 m<sup>2</sup> living area that opens onto a generous 27 m<sup>2</sup> west-facing terrace—perfect for relaxing or entertaining outdoors.

#### Property Highlights:

- Spacious open-plan living room, kitchen, and dining area with terrace access
- Two comfortable bedrooms
- Modern bathroom with walk-in shower
- Separate toilet
- Hallway with storage
- Cellar and a dedicated storage room on the landing
- Optional parking available for rent in a nearby building

With amenities, shops, the local market, and beaches all within walking distance, this property is ideally located for a primary residence, holiday home, or rental investment.

#### Additional Details:

- Orientation: West
- Heating & Hot Water: Individual
- Terrace: 27 m<sup>2</sup>
- Cellar included
- Agency fees are payable by the buyer

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