

Spacious Top-Floor 5-Room Apartment – Menton

For sale France

460 000 €

Product type	Apartment	Num rooms	-
Living area	105.60 m²	Num bedrooms	3
Condition	To refresh	District	Hotel de Ville
Floor	1er	City	Menton
In collaboration with	SAS RIVIERA PROPERTIES	Country	France

Located on the **top floor of a small residential building**, this **105.60 sqm (Carrez law)** apartment occupies the **entire floor** and enjoys a **pleasant open view over the town of Menton**.

The apartment comprises an **entrance hall**, a **separate kitchen**, a **living room**, a **sitting room**, **three bedrooms**, a **bathroom**, and **separate WC**.

The rooms are **bright and generously sized**, enhanced by **high ceilings** that create a wonderful sense of space and comfort.

A **cellar** completes this property.

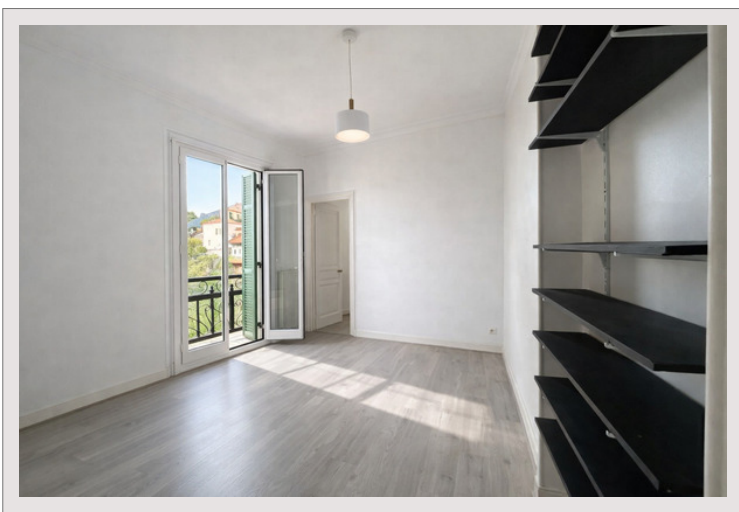
The well-maintained **condominium**, equipped with an **intercom system**, benefits from **low running costs**. **Individual heating and hot water**.

Ideally located in **Menton**, close to the **town center**, **shops**, the **old town**, and the **beaches**, this apartment is **perfect as a family primary residence** or a long-term investment.

Excellent potential after refurbishment - sought-after location and rare volumes.

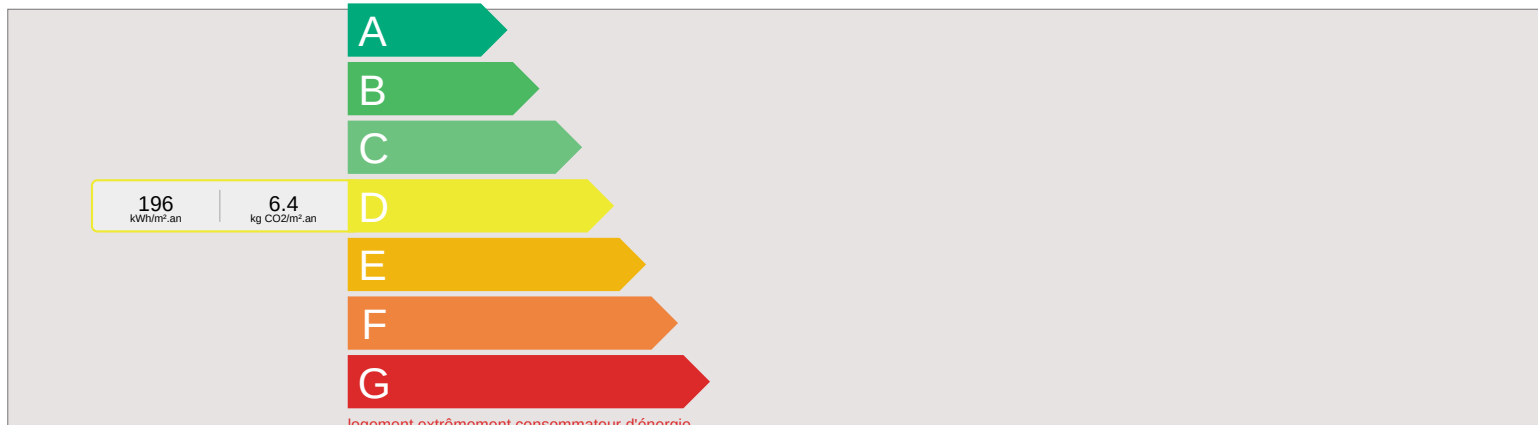


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logement très performant



logement extrêmement consommateur d'énergie