



Menton - 3 rooms 86 m2 terraces

For sale

650 000 €

<i>Product type</i> Apartment	<i>Num rooms</i> 3 rooms	<i>City</i> Menton	<i>Country</i> France
<i>Living area</i> 86 m²	<i>Terrace area</i> 50 m²	<i>Total area</i> 136 m²	<i>Bedrooms</i> 2
<i>Bathroom</i> 1	<i>Box</i> 1	<i>Annual costs</i> 6 000 €	<i>Ref.</i> 85241292

Menton Garavan, quiet, in residence of standing with caretaker, sea view and greenery, south facing, completely renovated and air-conditioned, pleasant 3 rooms crossing 86 m2, two terraces of 25 m2 each.

This apartment consists of a spacious living room of 34 m2, opening onto the first terrace of 25 m2, fully equipped kitchen also opening on a second terrace of 25 m2, two bedrooms with closet, shower room with toilet and separate toilet.

Garage of 16 m2 optional extra.

Services: air conditioning, electric shutters, electric blinds, fiber, caretaker.

Subject to condominium status. 51 lots Condominium charges 500 euros /month (all inclusive, cold water, hot water, heating, caretaker, elevator and common charges)

Property tax 1,655 euros/year. No anomalies in the diagnostics.

ENERGY CLASS: D 210 CLIMATE CLASS: D 37 Average estimated annual energy expenditure standard usage,



base price energy year 2022 between euros 1,095 and euros 1,481

Fees charge seller

Information on the risks to which this property is exposed is available on the site Georisques
georisques.gouv.fr









Diagnostic de Performances Énergétiques

