



## Menton city center – 1-bedroom apartment with terrace, cellar, g

For sale

310 000 €

|                                                  |                                    |                              |                                 |
|--------------------------------------------------|------------------------------------|------------------------------|---------------------------------|
| <i>Product type</i><br><b>Apartment</b>          | <i>Num rooms</i><br><b>3 rooms</b> | <i>City</i><br><b>Menton</b> | <i>Country</i><br><b>France</b> |
| <i>Living area</i><br><b>57,62 m<sup>2</sup></b> | <i>Bedroom</i><br><b>1</b>         | <i>Bathroom</i><br><b>1</b>  | <i>Cellar</i><br><b>1</b>       |
| <i>Box</i><br><b>1</b>                           | <i>Ref.</i><br><b>86069293</b>     |                              |                                 |

deally located in the heart of Menton, close to shops, public transport and the beach, this 57 sqm apartment is on the first floor of a well-maintained residence. Quiet and bright, it offers a comfortable and practical layout.

The entrance opens onto a spacious living room extended by a terrace facing greenery. The separate kitchen is fully equipped and enjoys natural light through a large window. The night area includes a large bedroom with built-in storage and a modern bathroom with double washbasin and walk-in shower. Separate toilets.

The apartment is fully air-conditioned, tastefully renovated in neutral tones, and features double glazing, quality finishes.

A cellar and a private garage are included.

Energy rating: B – GHG emissions: A



Fees payable by seller

Information on potential risks to which this property is exposed is available on the Géorisques website:  
georisques.gouv.fr



### Diagnostic de Performances Énergétiques

