



Spacious Top-Floor 5-Room Apartment – Menton

For sale

460 000 €

<i>Product type</i> Apartment	<i>District</i> Hotel de Ville	<i>City</i> Menton	<i>Country</i> France
<i>Living area</i> 105,60 m²	<i>Bedrooms</i> 3	<i>Bathroom</i> 1	<i>Floor</i> 1er
<i>Condition</i> To refresh	<i>Ref.</i> VFO-0126-3M		

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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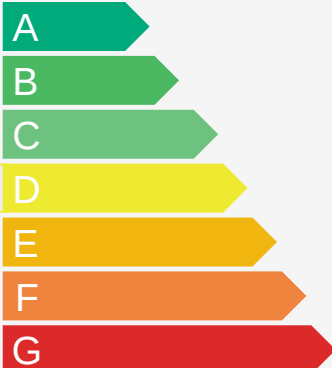
Ref. : VFO-0126-3M

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Diagnostic de Performances Énergétiques

logement très performant

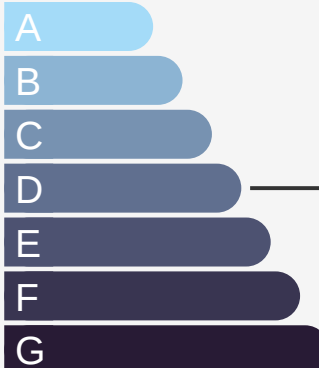


196
kWh/m².an

6.4
kg CO2/m².an

logement extrêmement consommateur d'énergie

logement très performant



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