



Carat Properties

Tour Odéon
36 av. de l'Annonciade
98000 Monaco

Marie Françoise RAMOS
Phone : +33 6 18 00 38 73
mf@carat-properties.com
carat-properties.com



Magnificent 4-room apartment with cellar and parking

For sale 545 000 €

<i>Product type</i> Apartment	<i>Num rooms</i> 4 rooms
<i>City</i> Menton	<i>Country</i> France
<i>Living area</i> 77 m²	<i>Terrace area</i> 15 m²
<i>Total area</i> 92 m²	<i>Bedrooms</i> 3
<i>Bathroom</i> 1	<i>Parking</i> 1
<i>Cellar</i> 1	<i>Annual costs</i> 1 700 €
<i>Condition</i> Very good condition	<i>View</i> Escape from the sea and mountains
<i>Ref.</i> AL 300 FR	

Close to shops and amenities

Ideally located only **5 minutes from the motorway access and the city centre**, and **10 minutes walk from the shops**, this magnificent crossing apartment is located in a beautiful residence offering a pleasant living environment.

It consists of an entrance hall, a large bright living room opening onto a pleasant loggia, a fully equipped



[MonteCarlo-RealEstate.com](https://montecarlo-realestate.com)

Page
1/4

Ref. : AL 300 FR

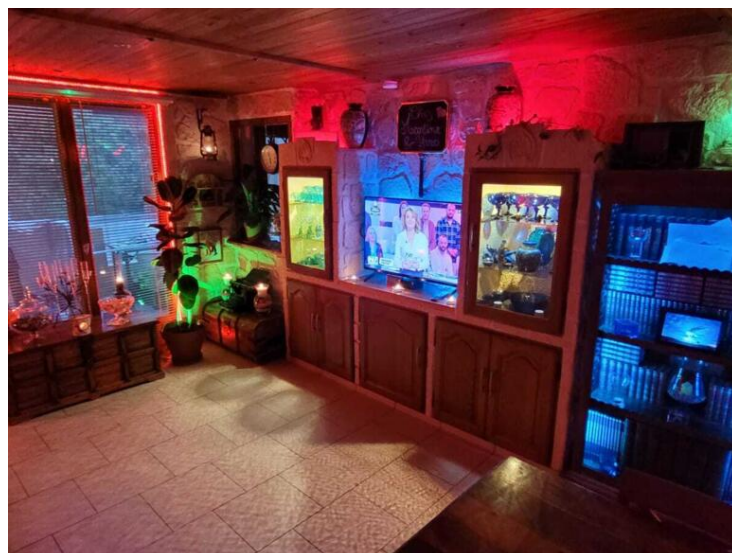
Ce document ne fait partie d'aucune offre ou contrat. Toutes mesures, surfaces et distances sont approximatives. Le descriptif et les plans ne sont donnés qu'à titre indicatif et leur exactitude n'est pas garantie. Les photographies ne montrent que certaines parties de la propriété. L'offre est valable sauf en cas de vente, retrait de vente, changement de prix ou d'autres conditions, sans préalable.

kitchen, a bedroom on the front with access to a second loggia, two bedrooms on the mountain side, a shower room and a guest toilet.

Thanks to its double exposure, the apartment benefits from a beautiful light throughout the day and a very appreciable natural ventilation.

A cellar and a parking space complete this property.

An ideal apartment for a family or as a main residence, combining comfort, functionality and close proximity to the main traffic routes.

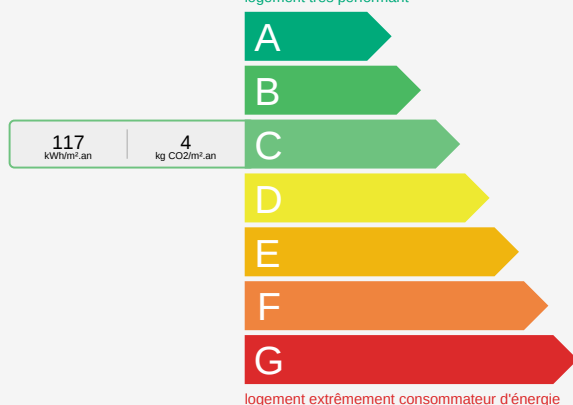






Diagnostic de Performances Énergétiques

logement très performant



logement très performant

