



## Spacious Top-Floor 5-Room Apartment - Menton

For sale

460 000 €

<i>Product type</i> <b>Apartment</b>	<i>District</i> <b>Hotel de Ville</b>	<i>City</i> <b>Menton</b>	<i>Country</i> <b>France</b>
<i>Living area</i> <b>105,60 m<sup>2</sup></b>	<i>Bedrooms</i> <b>3</b>	<i>Bathroom</i> <b>1</b>	<i>Floor</i> <b>1er</b>
<i>Condition</i> <b>To refresh</b>	<i>Ref.</i> <b>VFO-0126-3M</b>		

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.**





### Diagnostic de Performances Énergétiques

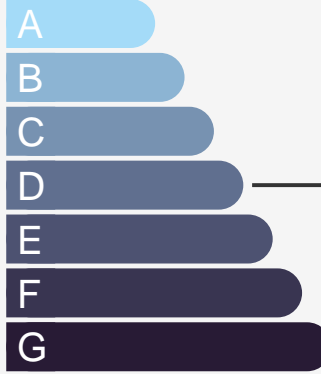
logement très performant



logement extrêmement consommateur d'énergie

196 kWh/m².an | 6.4 kg CO2/m².an

logement très performant



logement extrêmement consommateur d'énergie

6.4 kg CO2/m².an

