



Villa with sea view and easy access to downtown - Investment opp

For sale

Sole agent

1 490 000 €

Product type House	City Menton	Country France	Living area 141 m²
Terrace area 90 m²	Total area 150 m²	Bedrooms 4	Bathrooms 2
Parking 1	Ref. 87036284		

Located just a few minutes' walk from the center of Menton, beaches, two ports, and shops, this villa is perfect both as a primary or secondary residence and as an excellent rental investment (short-term rental).

The property is divided into two independent apartments, each with beautiful terraces and a superb view of the sea and old Menton.

The ground-floor apartment opens onto a magnificent terrace and offers a pleasant living room, two bedrooms, a bathroom, and a small additional room. The apartment on the first floor consists of a large living room with a balcony, two bedrooms, and a bathroom. Several dependencies as well as parking complete the property.

Menton is known for its particularly mild climate, with over 315 days of sunshine per year. The villa has an ideal location: close to the city center, beaches, and perfectly situated to enjoy vacations just minutes from the most beautiful villages of the French Riviera, Monaco, Nice, and Italy.



Easily accessible by train from Nice Airport, the property is about 700 meters from the station.

This property presents a rare and particularly attractive investment opportunity, with several features contributing to its long term appeal. Beyond the absence of condominium rules and regulations, its efficient floor plan and legal configuration as two cadastral property units are among the advantages explored below. The activity is already in place, with a confirmed turnover available upon qualified request.

The property may also be of interest for developing an activity related to students of the University of Monaco, or for medium-term stays aimed at professionals working remotely or working from home. Ref. PE-00462

DPE: Appartement 1: Consommation: 183kWh/m2/an-Emission 40KgCO2/m2/an - Estimation des couts annuels d'énergie du logement: entre 954 et 1.290euros Prix moyen 2021 - Appartement 2: Consommation: 176kWh/m2/an-Emission 39KgCO2/m2/an - Estimation des couts annuels d'énergie du logement: entre 890 et 1.204euros Prix moyen 2021







