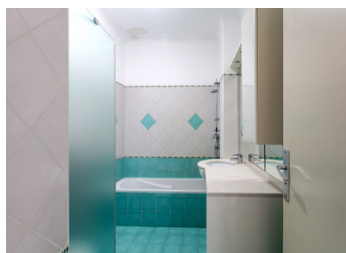


## Menton - Seafront large and bright 2 bedroom apartment, close to center



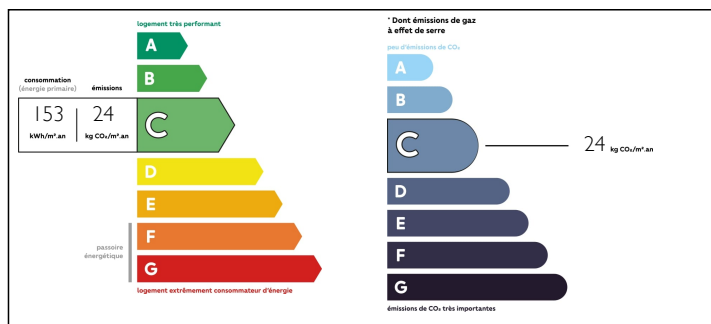
## INFORMATION

Town:	Menton
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	86.48 m2
Outside Space:	18 m2

## IN BRIEF

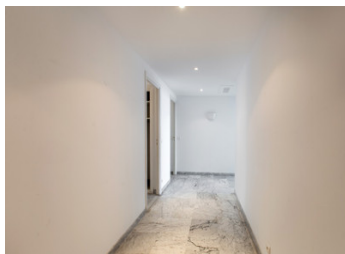
Menton - Garavan. In the sought after neighborhood of Garavan, facing the Méditerranée and close to the center. In a luxury residence with swimming pool, on the 4th floor a large 2 bedroom apartment which includes an entrance, living room opening onto the terrace facing the sea, 2 bedrooms with cupboards with access to a large balcony, a bathroom, a shower room, 2 toilets, fitted kitchen, plenty storage. Sold with a cellar. Possibility to buy a garage for 2 cars.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Menton - Garavan. In the sought after neighborhood of Garavan, facing the Méditerranée and close to the center. In a luxury residence with swimming pool, on the 4th floor a large 2 bedroom apartment which includes an entrance, living room opening onto the terrace facing the sea, 2 bedrooms with cupboards with access to a large balcony, bathroom, shower room, 2 toilets, fitted kitchen, plenty storage. Sold with a cellar. Possibility to buy a garage for 2 cars.

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Co-owned building of 1 units  
Provisional annual charges: 2400€

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 2240 EUR**

## NOTES