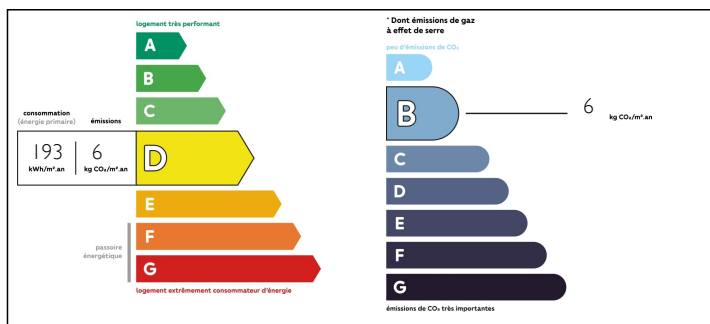


## Rare French Côte d'Azur seaside apartment in Menton

### EXCLUSIVE



### ENERGY - DPE



### INFORMATION

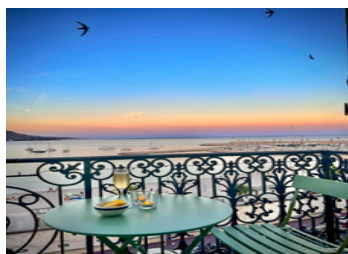
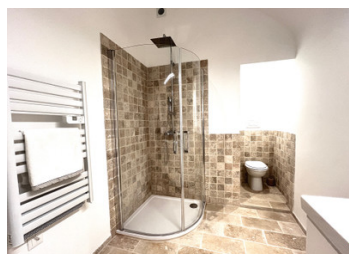
Town:	Menton
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	72.13 m2
Outside Space:	4 m2

### IN BRIEF

Rare 2 Bedroom apartment, newly refurbished with breathtaking views over sea and coast. The beautiful and bright apartment is newly refurbished and consists of two bedrooms, living-room, kitchen, bathroom, balcony, a spacious hallway and offers plenty of storage space. The high ceilings and the pleasant layout of the rooms add to its charming and joyful character and keep the inside temperature fresh and pleasant in the summer. Facing east, the apartment receives the morning sun and direct sunlight until well into the afternoon also during the winter. The sea view from the apartment and the balcony is outstanding, uninterrupted, with no vis-à-vis, overlooking the Italian and the French coast and even Corsica in clear weather. The apartment is equipped with fibre connection for high speed internet. The bathroom is brand new and includes underfloor heating. Attractive buy-to-let property.

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.



## LOCAL TAXES

**Taxe foncière:** 412 EUR

**Taxe habitation:** 668 EUR

## NOTES

## DESCRIPTION

Located on the fourth floor in an ancient building, within a small co-ownership, the flat has its own direct entrance at the rear of the building, on Rue Longue, which can be accessed also by car. This is very rare in the old town, where most flats are accessible only via staircases. Rue Longue is the backbone of the Old Town and originally a part of the ancient Roman road via Julia Augusta.

Within a few minutes of the flat, you will find a broad selection of restaurants offering French, Italian and Provençal cuisine as well as delicious seafood, from Michelin rated restaurants to simple pizzerias.

While located on the waterfront, in the heart of the colorful and vibrant old town of Menton, just a few steps away to the famous beach Plage des Sablettes and its Promenade, the apartment offers a quiet and peaceful home, where you can fall asleep lulled by the sound of the waves and wake up each day to a living painting of sun, sea and culture.

The well-known covered food market of Menton, the "Marché des Halles" originally built in 1898 and offering daily fresh produce of fish, meat, vegetables and flowers from local farmers, is only a 6 min walk away from the apartment, as well as shops, bakeries, supermarkets, pharmacies, cinema and all the amenities you will need for holiday or year-around living.

Living in this beautiful home you will enjoy the taste of life on...