

Apartment Menton

Border sea and beaches, near MONACO

Price: 570 000 €

74m² (797sq ft)



Description:

Apartment for Sale in Menton - Sea View & Garage Near Monaco

Mediterranean Living Steps from the Beach and Monaco

Located just a short walk from the beaches, restaurants, train and bus stations, and all local amenities, this apartment in **the heart of Menton** offers the perfect blend of coastal charm and investment potential. Nestled in a well-maintained building with a lift, the residence is ideal for families, commuters to Monaco, or history lovers seeking a Riviera retreat.

With **74 sqm of living space**, this apartment offers excellent volumes and open views over the sea. Some simple renovation and modernisation will transform it into a standout property. The south-

facing living room opens onto a terrace with Mediterranean views, and the **independent kitchen can easily be connected** to the living area. It also includes 2 bedrooms, a bathroom (with potential for a second), independent WC, and a **private garage**.

Property Highlights:

- **74 sqm apartment** with open sea views
 - **Independent kitchen** (possible to open into living area)
 - **Lift, double glazing, reinforced door**
- **2 Bedrooms** | 1 Bathroom | 2 WCs
 - **2 Terraces** with south-facing exposure
 - **Air conditioning** for comfort in all seasons
- **Spacious living room** facing south
 - **Private garage** included

Prime Location in Menton

- Walking distance to beaches, shops, restaurants, and transport
 - Excellent for daily commuting to Monaco
- Close to Menton old town and schools
- Quiet residential setting on the Monaco border

This property is ideal for those looking for a peaceful Riviera lifestyle while staying close to the vibrancy of Monaco. A great lifestyle or rental investment opportunity with strong future potential.

📞 **Contact ISM Property to arrange your private viewing.**

Reference ad: DEGALL

Year of construction:

DPE: 140 kWh/m²

GES: 23 CO₂/m²

Charges:

165€ /month water included

Taxes:

760€ / year

Details:

- ▶ 1 Bathroom
 - ▶ 1 Kitchen
 - ▶ 2 Terrace
- ▶ 1 Garage
 - ▶ 1 Dining room
 - ▶ 1 Living room
- ▶ 2 WC
 - ▶ 2 Bedroom

Features:

- Double glazing
 - Building-estata
- Lift
 - Quiet neighborhood
- Reinforced door

Map:



