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## Luxury House for sale in Menton

Menton , Alpes-Maritimes , Provence-Alpes-Cote-d'Azur



**€1,800,000**

inc. of agency fees

3 Beds   3 Baths   220 sqm   0.47 ha

Splendid home calm residential area enjoying a view of the sea and the mountains, located only 5 minutes from the motorway and the center of Menton and 20 minutes from Monaco. The property is...

### At a Glance

<b>Reference</b>	MFH-PROKHR2706	<b>Near to</b>	Menton	<b>Price</b>	€1,800,000
<b>Bed</b>	3	<b>Bath</b>	3	<b>Hab.Space</b>	220 sqm
<b>Land</b>	0.47 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Splendid home calm residential area enjoying a view of the sea and the mountains, located only 5 minutes from the motorway and the center of Menton and 20 minutes from Monaco.

The property is arranged over three levels, and is composed on the ground floor, of a delightful glazed entrance for light and a vaulted ceiling, hallway, reception area with double height ceiling, living room with wood-burning fireplace, open-plan kitchen with central island, dining room open onto a large covered terrace

and the swimming pool, a bedroom opening onto a terrace with sea and mountain views, bathroom, toilet and laundry room.

Upstairs on a mezzanine of around 75m<sup>2</sup> a bedroom, which can also be used as an office or TV corner, and shower room and storage. On the ground floor, an independent apartment overlooking the garden, consisting of a TV corner (possible 4th bedroom), open-plan kitchen with dining room, a bedroom and shower room.

In the garden, the swimming pool (11m x 5.5m) surrounded by large terraces, grounds of 4600m<sup>2</sup> arranged in many terraces with a small building of 20sqm for a possible studio or gym. The house also has a basement for storage and several rooms to store pool or garden effects.

Secure parking with gate for 3 cars and a garage for a small car and parking for several complete this property.

Summary

Property type:	House
Bedrooms:	3
Bathrooms	3
Price	€1,800,000

Key Information

Year Built:	1987
Internal Area:	220 sqm
Land Area:	0.47 ha

Location: Provence-Alpes-Cote-d'Azur



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