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New Apartments For Sale In Menton, Close To Italian Border

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



€403,000

inc. of agency fees

2 Beds 1 Baths 73 sqm

New apartments for sale on the heights of Menton. A great spot preserving privacy while remaining close to the A8 highway. Living...

At a Glance

Reference	MFH-PROAN1070061	Near to	Menton	Price	€403,000
Bed	2	Bath	1	Hab.Space	73 sqm
		Pool	No	Land Tax	N/A

Property Description

New apartments for sale on the heights of Menton. A great spot preserving privacy while remaining close to the A8 highway. Living in this new residence in Menton allows you to reach Italy in just 15 minutes by car. You are in Monaco in 30 min and Nice in 45 min. And the beaches Les Sablettes are for you in ten minutes by car only. This makes it a perfect location for your holidays.

Residential and quiet area 10 min. by car from Les Sablettes beach. Barely 10 minutes from downtown Menton and 15 minutes from the first Italian cities. It is, therefore, the wooded gateway to the mountain hinterland, teeming with hiking trails, green valleys and sports and tourist activities ideal for resources.

Living in Menton, close to all amenities with the town centre 4 km, in 10 min. by car, with all its shops, restaurants & cinema. IOn Menton, you'll find nine schools of all levels: kindergarten, primary, college and high school within a radius of 12 min. by car Stadium 14 min. by car, botanical garden 12 min. La Palmosa hospital centre less than 20 min. by car Intermarché, Carrefour at 12 min. by car Bus stop line 6 at the foot of the residence, allowing you to reach the city centre and the bus station Menton SNCF station 10 min. by car A8 motorway at 15 min.

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There are 34 apartments divided into four buildings. All buildings have only two floors, so intimate setting. in R+1 only

Buildings A/B/C: 24 free access lots. Building D: 10 social housing units. 41 underground parking spaces. 15 cellars

Only nine apartments have a sea view; ask for it!

FINISHING

Enamelled sandstone tiling 45 x 45 cm, color of your choice in a selected range

Balconies: slabs on plots

On the ground floor, the slabs of the terraces are grassed

White satin velvet acrylic paint in all the rooms

Fitted cupboards, mirror doors in the entrances and white in the other rooms*

COMFORT

Acoustic screed for better insulation

Windows and French windows in PVC

Electric roller shutters are individually controlled with a system of centralisation*

SANITARY EQUIPMENT

Full-height earthenware on the right of the toilets, as desired in a selected range.

Bath with tiled apron or shower without projection, safety glass shower screen and bath screen

Shower in the secondary washrooms*

Vanity unit, backlit mirror, heated towel rail

Wall-hung toilets in the main toilets - Washbasin*

SECURITY

Remote control of hall doors by videophone

Entrance door with 3-point A2P* security lock

Burglar-proof glass on the ground floor

An individual thermodynamic tank provides hot water production

Radiant panels provide heating except for lots C1 01-C1 02-C1 11 water radiators with thermostatic heads

Elevator serving all levels, including basement secured by Vigik badge

Summary

Property type:	New Build and Off-Plan
Bedrooms:	2
Bathrooms	1
Price	€403,000

Key Information

Internal Area:	73 sqm
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Location: Provence-Alpes-Cote d'Azur



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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C. BAUER – Sunday Times

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