

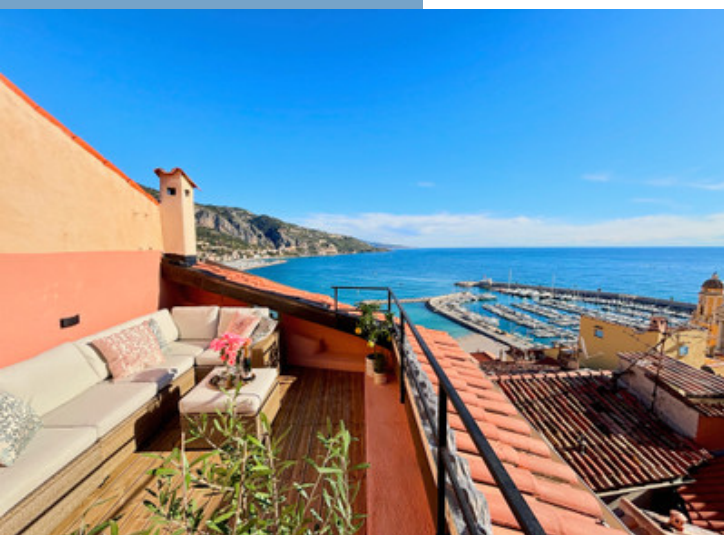


BEAUTIFULLY RESTORED TOWNHOUSE WITH
PANORAMIC VIEWS IN THE HEART OF
MENTON'S OLD TOWN - CURRENTLY UNDER
OFFER

www.leggettprestige.com

BEAUTIFULLY RESTORED
TOWNHOUSE WITH
PANORAMIC VIEWS IN
THE HEART OF MENTON'S
OLD TOWN - CURRENTLY

...



PROPERTY FACT FILE	
REFERENCE	A41622CAA06
PRICE	€ 699,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	56 m ²
LAND	15 m ²
TOWN	Menton
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House, Family Home
CONDITION	New Build
FEATURES	Mains Drains, Close to the coast, Mountain view
*Price based on current exchange rate which is subject to change	



- Idyllic and historic location with plenty of charm
- Elevated position, no traffic noise and pollution
- Fully equipped, turnkey, move-in-ready residence
- Unobstructed panoramic sea, marina, coastal views
- High rental yield for duplex apt. and the studio

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The beautifully restored townhouse is located in an idyllic setting within close proximity of the St. Michael's Basilica.

It comprises a 3 bedroom duplex apartment with a rooftop terrace offering enchanting views over the magnificent surroundings as well as

DESCRIPTION

This remarkable townhouse enjoys pure tranquility—free from traffic, noise and urban pollution—yet remains just minutes from restaurants, the marina, the Marché des Halles, and the celebrated Sablettes beach. A comprehensive renovation, completed in November 2025, has revitalized the property while honouring its historic soul. New materials and modern comfort elevate the property to a move-in-ready, turnkey residence.

The Independent Studio:

Located on the ground floor, the studio benefits from its own private entrance—perfect for guests or as a high-yield rental unit. Entirely renewed, it includes a contemporary kitchen, elegant bathroom, new flooring, updated plumbing and electrics, and new reversible A/C. Approximate surface: 13 m².

The Duplex Apartment:

The first-floor entrance opens into a welcoming living area, leading seamlessly to the master bedroom and a nicely designed bathroom. The custom oak staircase leads to the second floor, where a luminous kitchen-dining area is framed by a French window revealing sweeping views of the Sablettes beach, the Italian coastline, and even Corsica on exceptionally clear days.

This level also hosts a charming bedroom overlooking the neighbouring citrus tree garden and a guest toilet.

On the way to the third floor, you pass another bedroom before you reach, just a few steps above, the magnificent 15.88 m² rooftop terrace with panoramic views of the sea, the marina, the old town rooftops and the surrounding mountains.

With...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A41622CAA06>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

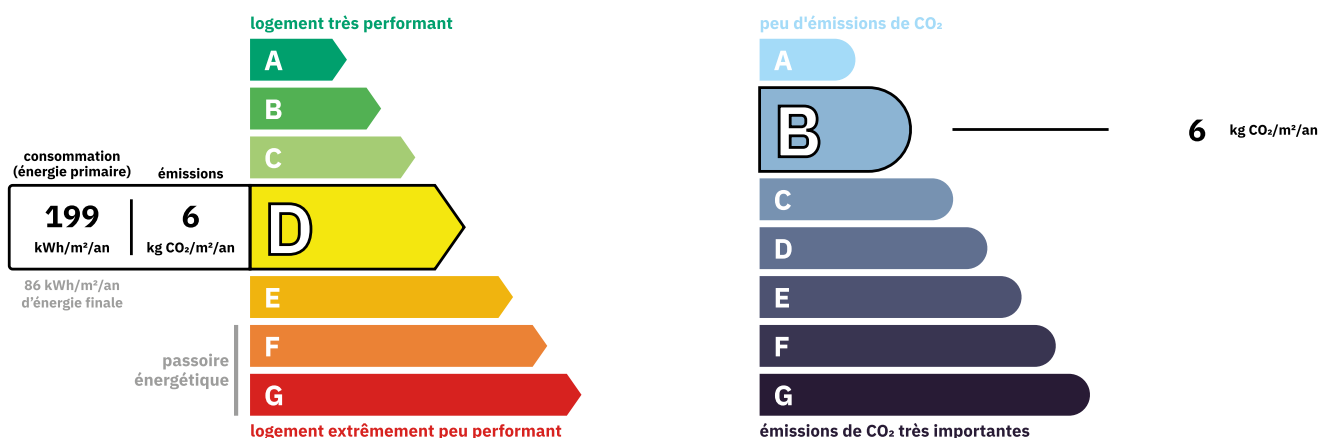
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HEART OF MENTON'S OLD
TOWN - CURRENTLY ...

Ref : A4I622CAA06

ENERGIE-DPE

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



Property **Poorly efficient**
Estimated annual energy costs
between 855 € and 1157€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A4I622CAA06
FILE COMPLETE
AND PHOTOS
ON REQUEST

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