

Belle Epoque villa with 2649 sqm garden in the heart of the city of Menton.

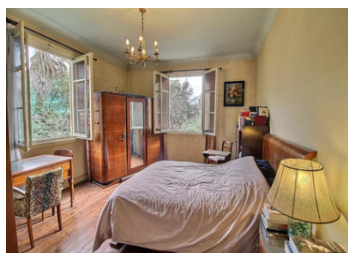
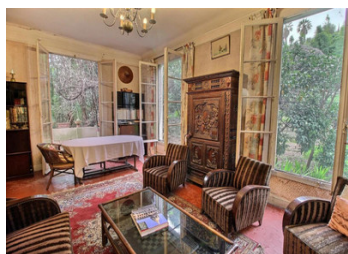


## INFORMATION

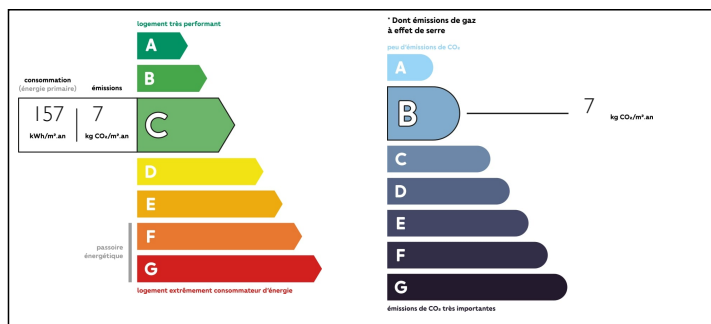
Town:	Menton
Department:	Alpes-Maritimes
Bed:	4
Bath:	1
Floor:	166 m2
Plot Size:	2649 m2

## IN BRIEF

Rare opportunity! In the center of town, large property with belle époque villa built in 1926 and 2,649 m<sup>2</sup> garden planted with citrus trees.



## ENERGY - DPE



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.



## DESCRIPTION

This 166 m<sup>2</sup> house comprises: first floor: living room with fireplace, dining room, separate kitchen with hatch and veranda. A solid wood staircase leads upstairs to 4 bedrooms, one of which has a terrace with sea views, as well as a bathroom and separate toilet.

You also benefit from direct access to a large two-car garage, and several annexes (cellars, attic).

The house requires major renovation and part of the land is zoned UC blue (moderate risk).

Great development potential!

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

## LOCAL TAXES

Taxe foncière: 2040 EUR

## NOTES