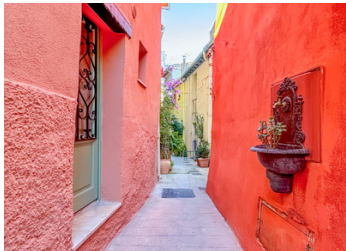


Beautifully restored townhouse with panoramic views in the heart of Menton's Old Town - CURRENTLY UNDER OFFER

EXCLUSIVE



INFORMATION

Town:	Menton
Department:	Alpes-Maritimes
Bed:	4
Bath:	2
Floor:	56 m ²
Plot Size:	15 m ²

IN BRIEF

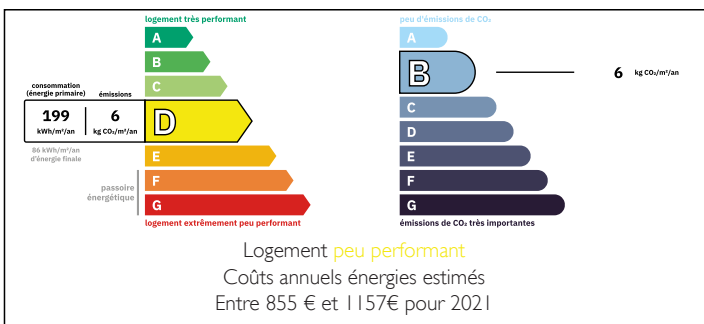
The beautifully restored townhouse is located in an idyllic setting within close proximity of the St. Michael's Basilica.

It comprises a 3 bedroom duplex apartment with a rooftop terrace offering enchanting views over the magnificent surroundings as well as an independent ground-floor studio. The extensive renovation with fully refurbished interiors has been carried out with approved permits and keeping the historic charm and character of the property.

The location is just a few minutes walking distance from the vibrant parts of the old town, the restaurants, the marina and the well known food market.

A high rental yield can be achieved for both the duplex apartment and the studio unit due to high demand.

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 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 its raised wooden deck and handcrafted wrought-iron railings, the terrace offers an exceptional setting for al fresco dining, quiet reading, or simply observing the shifting light—from sunrise to sunset...

LOCAL TAXES

Taxe foncière: 1302 EUR

Taxe habitation: EUR

NOTES