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## Rare And Authentique Belle Epoque Mansion

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



# €3,500,000

inc. of agency fees

381 sqm

0.11 ha

French Riviera. A little place in heaven, calm and surrounded by a lush garden, South facing, and located only 5 minutes walk from the center town. Slightly located in the heights of Menton, the property...

### At a Glance

**Reference** MFH-PROE5285053

**Near to** Menton

**Price** €3,500,000

**Land** 0.11 ha

**Pool** Yes

**Hab.Space** 381 sqm

**Land Tax** N/A

### Property Description

French Riviera.

A little place in heaven, calm and surrounded by a lush garden, South facing, and located only 5 minutes walk from the center town.

Slightly located in the heights of Menton, the property benefits of a an open sea view and no vis-à-vis.

The villa is approximately 450sqm habitable on three levels, and the gardens 1118sqm.

7 bedrooms, 5 bathrooms, a separate apartment, large kitchen with fire place, dining room, library, double lounge, study, basement composed of several rooms with windows, cellar, this is a perfect family home very sought after for its architectural style and its proximity with everything that is needed.

From the several terraces one can enjoy the views and the mild climate of the Côte d'Azur all year long.

Several parking places. For more details and photos please contact s directly via the contact form.

## Summary

Property type: House  
Price €3,500,000

## Key Information

Internal Area: 381 sqm  
Land Area: 0.11 ha  
Number of Fireplaces: 1  
Property Features:

- Fireplace

Swimming Pool? Yes  
Has Alarm Yes

**Location: Provence-Alpes-Cote-d'Azur**



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or email us at **bonjour@my-french-house.com**.

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## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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