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## Menton New Property For Sale T4 Cote Azur

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



# €517,000

inc. of agency fees

3 Beds

90 sqm

Menton is in itself a pure concentrate of the best the Côte d'Azur can offer its inhabitants. A very popular seaside resort, it has...

### At a Glance

**Reference** MFH-PROAN1469458

**Near to** Menton

**Price** €517,000

**Bed** 3

**Pool** No

**Hab.Space** 90 sqm

**Land Tax** N/A

### Property Description

Menton is in itself a pure concentrate of the best the Côte d'Azur can offer its inhabitants. A very popular seaside resort, it has managed to preserve its Provençal authenticity, as illustrated by the exceptional beauty of its old town with its Saint-Michel basilica. Proclaimed city of the arts as indicated by its coat of arms "Artium Civitas", with its summer concerts of classical music and its exhibitions at the new Palais Cocteau,

Menton is also and above all the city of gardens and lemons, with its famous Festival.

The Borrigo district, just a quarter of an hour from the train station and a few minutes from its beach with turquoise waters, allows you to leave the car in the car park and do everything on foot: shops, schools, colleges, high school and gym.

It is possible to reach Monaco and Italy in just 30 minutes by train.

This intimate new residence blends harmoniously into its environment.

The 2 to 4-room apartments offer beautiful volumes. Some of them have large terraces which constitute real additional living rooms, in this region where the sun shines more than 300 days a year.

The ten advantages of buying new construction

Lower notary fees

Lower tax fees

Ten years guarantee

Floor plan open for change

Best energy rating

Best sound isolation

Wide choice in tiles

Complete finishing

No standard kitchen included

Payment in tranches

## Summary

Property type:	New Build and Off-Plan
Bedrooms:	3
Price	€517,000

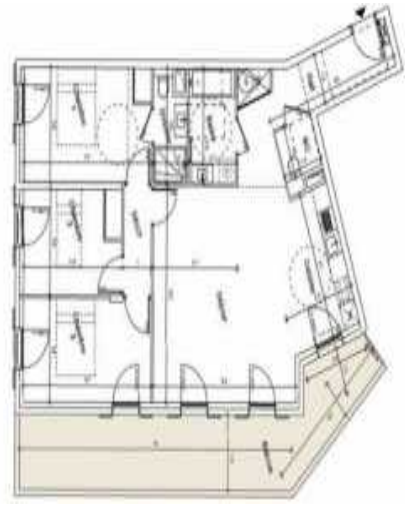
## Key Information

Internal Area:	90 sqm
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## Location: Provence-Alpes-Cote d'Azur



# Gallery



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We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

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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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**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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