Penthouse Menton Garavan Appartement duplex - Private garden - Terrace - Sea view





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1 285 000 €

Agency fees borne by the vendor

LIVING SURFACE	TERRACE	BEDROOMS	VIEW
120 m²	130 m²	3	Sea

Beautiful atypical duplex apartment, with private garden in the prime location of Menton Garavan. This extremely well distributed apartment distributed on 2 floors offers a comfort of living rarely found amongst the numerous properties for sale today. It offers air conditioning throughout, high standard of double-glazed windows and insulated roof, a well-equipped kitchen, 3 bedrooms, 2 bathrooms, large spacious salon, second play room, extra room/gym. Good storage space. Spacious dressing room. The lovely terrace facing southwest of 22 m2 looks out to the sea and has lovely views over the Olive park. The ceiling height of 2.90m on the first level and the windows in every room give the apartment of 120sqm floor space divided by two levels. From the gates of the garden the passage is flat to the entrance of the apartment, a wide easy tread staircase takes you up to the main entrance with armoured door. Entrance hall opens onto the beautiful spacious salon of 43.40sqm, with large arched double glazed windows opening onto the dining terrace.

Kitchen (10m2) fully fitted open plan and large window overlooking the garden area. An hallway leads to Bed 1 (14m2) and a large walk in dressing room (4.60m2) and large bathroom (7m2). Bed 2 (11m2) with fitted wardrobes and cupboards. 2nd floor of 52m2 floor space accessed by a spiral staircase (limited ceiling height). Guest bedroom 3 (24m2) built into the attic space with velux window, ensuite shower and adjoining small room with boiler. (Low ceilings) Guest bedroom 4 (children's room / low ceilings 17m2) with velux window and adjoining space (5m2) currently used as a gym. An enormous garage of 59m2 completes the property. The property is in excellent condition throughout, fully renovated in the last 10 years. Beautifully presented and above all well laid out. Originally built in 1958, the apartment is distributed on the top floor of the villa with usage of the attic space. Loi Carrez 96sqm.

Property details

Floor	3
Floors	3
Year built	1958
Orientation	South, West
Property condition	Good
Kitchen	separate kitchen
Terraces	2
Terrace area	130 m²
Number of lots	8
Heating system	Reversible air-conditioning
Garage	2
Annual charges	305 €
DPE	C (125 kWh/m²/year)
Consumption	1 470 € to 2 000 € / year
GES	A (5 kg CO_2/m²/year)



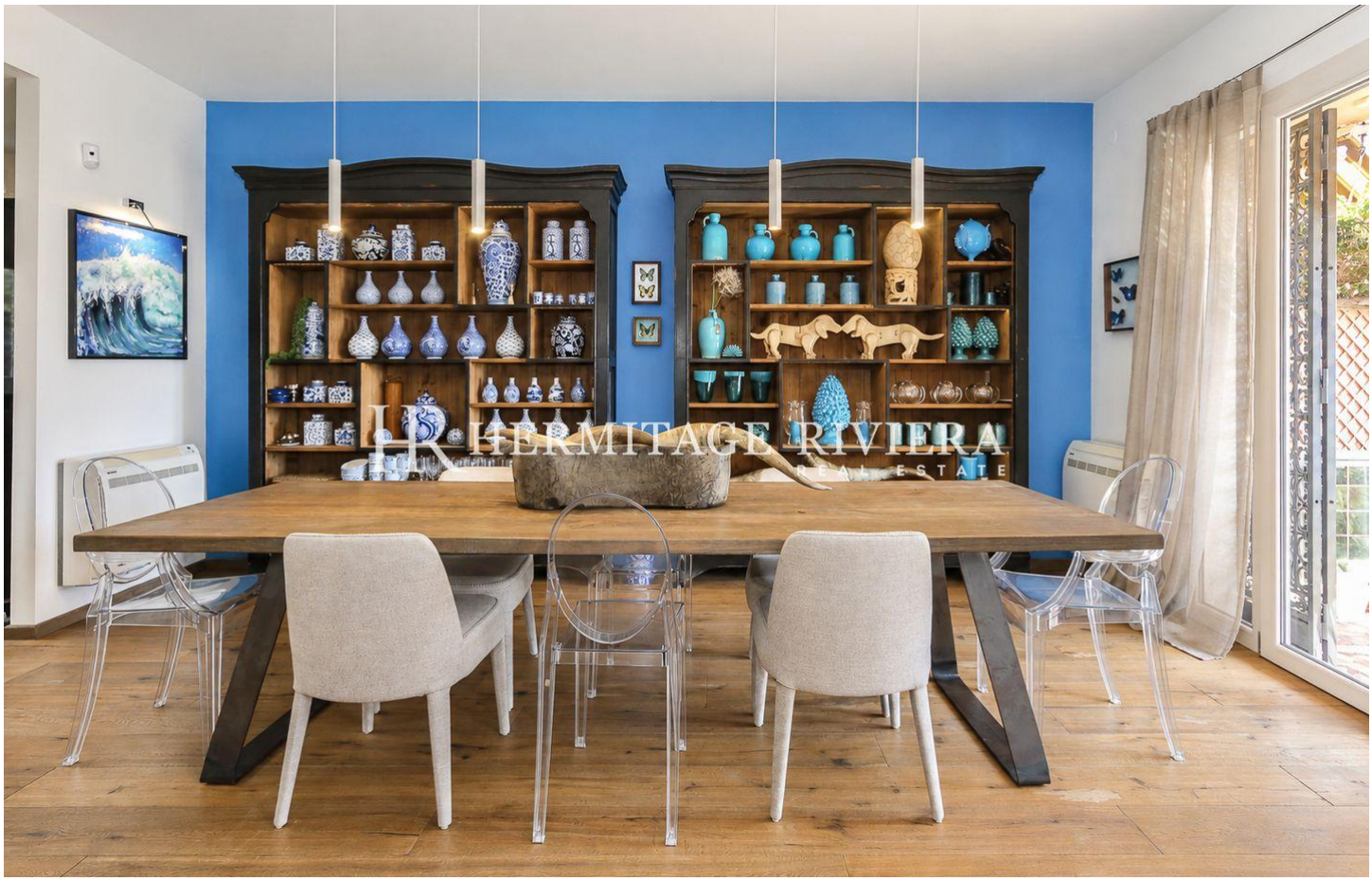



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