

## 3-ROOM FLAT TO RENOVATE ON THE FRONT LINE WITH PANORAMIC VIEWS OF THE MEDITERRANEAN SEA

Reference 06500\_BSDA



### DESCRIPTION OF THE PROPERTY

Discover this exceptional 3-bedroom flat, ideally located on the front line with breathtaking panoramic views of the Mediterranean Sea. Offering a 180° perspective, this 73m<sup>2</sup> space promises unrivalled moments of relaxation facing a majestic maritime panorama.

This rare property for sale is a real diamond in the rough to be renovated, giving you the opportunity to give free rein to your creativity and personal taste to make it the cocoon of your dreams.

The three rooms of this flat are bathed in natural light thanks to large bay windows that maximise the sea views. Imagine spectacular sunrises and sunsets directly from your living room or bedroom.

The spacious living room opens onto a balcony, perfect for enjoying the sea air and the breathtaking views. Both bedrooms also offer splendid views, creating a serene and relaxing atmosphere.

Highlights :

- Privileged location: On the front line, with unrivalled panoramic views.
- Renovation potential: An exciting project to create a space that reflects your image.
- Garage: A major asset by the sea.

This flat is ideal for those looking for a unique location with enormous potential, in an idyllic setting. Whether as a main residence, holiday home or rental investment, this property will win you over with its undeniable assets.

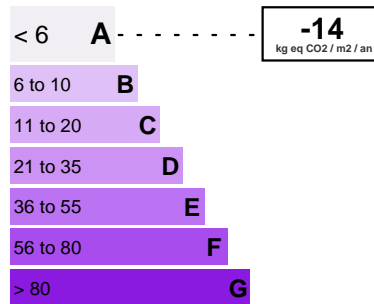
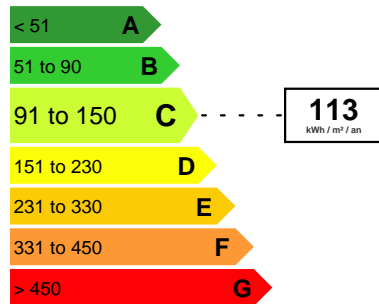
Don't miss this rare opportunity to acquire an exceptional property with spectacular views over the Mediterranean Sea. Contact us now to arrange a viewing and let yourself be charmed by this unique potential to renovate to your heart's content.

#DestinationRiviera

**Euro 570 000**

## FEATURES

City	<b>Menton</b>	Co-ownership :	<b>Yes</b>
Surface :	<b>74 m<sup>2</sup></b>	Honorary payable by :	<b>seller</b>
Carrez surface :	<b>74 m<sup>2</sup></b>	Number of bedrooms :	<b>2</b>
Terrace surface :	<b>9 m<sup>2</sup></b>	Type of parking :	<b>Basement</b>



Date of energy audit :



