

## MORTOLA SUPERIOR APARTMENT 3P DUPLEX REFURBISHED 118m2

For sale Italy

**Sole agent**

**360 000 €**

Product type	Duplex	Num rooms	3
Living area	118 m <sup>2</sup>	Num bedrooms	2
Terrace area	6 m <sup>2</sup>	Num box	1
View	sea view,	City	Vintimille
Exposure	South East / South West	Country	Italy
Condition	Good condition	Floor	2

### Duplex with panoramic sea view, only 25 minutes from Monaco

Perched on the heights of Mortola Supérieure, in a private and secure domain, this charming duplex offers you an exceptional living environment where calm, nature and serenity reign.

Access is via a mountain road that winds through the Mediterranean hills, rewarding its residents with a spectacular panorama of the sea and the surrounding reliefs. Here, only the singing of birds and the occasional passage of residents disturb the tranquility of the place.

The apartment enjoys a breathtaking view of nearly 180°, allowing you to admire both the first rays of the sun in the east and the magnificent sunsets in the west.

As soon as you enter, you discover a functional space including a technical corner with water softener as well as a dressing room and storage area.

The main level offers:

- A large, bright room with open views.
- A shower room with WC.
- A large air-conditioned living room with open kitchen.
- A large balcony with exceptional panoramic views of the sea, the hills and the surrounding nature.

An elegant spiral staircase leads to the upper attic floor where there are:

- A second large air-conditioned bedroom.
- A kitchenette allowing perfect autonomy of the floor.
- A bathroom with toilet completely renovated.
- The roof windows offer beautiful natural light.

Thanks to its configuration, this floor could be used as an independent space to receive family and friends or as a private suite.

### The highlights:

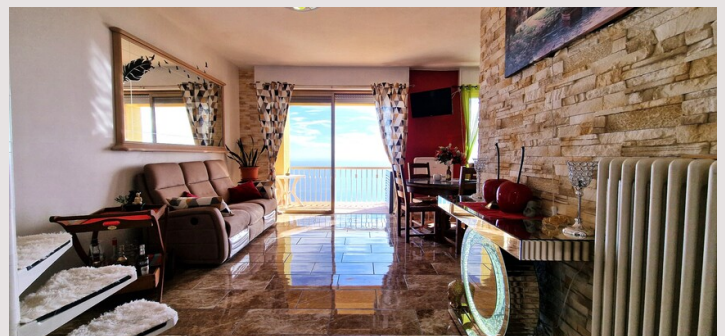
- Private and secure domain
- Absolute calm

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- 180° panoramic sea view
- Sunrise and sunset visible from the apartment
- Air-conditioned duplex
- Two shower rooms with WC
- Possibility of independent space upstairs
- Preserved natural environment
- A few minutes from Menton and the Monegasque border

There is a swimming pool in the estate for residents.

A rare property for lovers of nature, tranquility and spectacular views of the Mediterranean. A real interlude of serenity between Italy and the Côte d'Azur. ??



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