



alpine-property

Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Appts. L'Ecrin T3 CM

Albiez-Montrond, Savoie, Autres régions

352 400 €uros



Contact

Contact **Liz Owens** about this property.

Tel: +33 6 79 78 47 79

Email: liz@alpine-property.com

Key Features

Price	352 400 €uros
Status	FOR SALE
Last updated	14/04/2021
Area	Autres régions
Location	Savoie
Village	Albiez-Montrond
Bedrooms	2
Bathrooms	2
Floor area	61.7 m ²
Nearest skiing	80 m
Nearest shops	100 m
Garage	Covered parking
Number of lots	46
Procédure en cours	No
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

Few will have heard of Albiez-Montrond, a little gem of a resort in the Savoie, within 2 hours of Lyon, Geneva and Turin airports where plans are afoot to link this resort with the neighbouring Karellis for 2021 / 2022 to give an extended ski area of 110kms from 1500m to 2520m altitude.

The ski in / ski out development, L'Ecrin, on the Col de Mollard, with its 46 apartments is scheduled for work to commence by the beginning of 2021, with delivery during the first half of 2022.

The Col de Mollard sits at 1638m and L'Ecrin will be just 80 metres from the Echaux chairlift. A free shuttle bus gives access to Albiez-Montrond at 1550m, just 1.7kms away.

Most of the apartments have 2 bedrooms (45.4m² - 66.9m²) but there are also 1 x 3 beds (67.2m²), 1 x 1 bed (36.9m²), 8 x 1 bed with bunk room (43.4m² - 51.2m²) and 2 x 2 bed with bunk room (61.7m² & 66.9m²). They are mostly either south east or north west facing so all benefit from a sunny exposition.

Prices range from 227,500€ inc VAT, currently at 20%, (189,500€ ex VAT) to 405,700€ inc VAT (338,083€ ex VAT) but the VAT is recoverable as this project has to be sold with hotel style (parahotellerie) services (welcome, cleaning and provision of linen) along with a flexible rental agreement.

The apartments come fully furnished, equipped and decorated and with an underground parking space and ski locker with boot dryer.

The 2 x 2 bedroom duplex apartments with bunk room are have a large open plan living areas (one is c.23.4m², the other c.24m²) which lead onto a balcony or terrace (1 has 2 terraces). The prices are 352,400€ inc VAT (293,667€ ex VAT) and 380,100 inc VAT (316,750€ ex VAT). They both have 2 shower rooms with shower and handbasin. Each apartment has 2 toilets.

Both winter and summer have so much to offer here.

In winter : skiing, snow-shoeing, dog sledding, snow mobile, tobogganning, paragliding, snakegliss, fatbike, night in an igloo, cultural heritage visits, cinema and wellness centre.

In summer : hiking, mountain lakes for swimming, marked mountain bike trails, marked climbing sites, canoeing, cycling in the Maurienne "the biggest cycling area in the world", farm visits and music festivals.

The property is covered by the copropriété rules.







