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# Appts. Le Kairn, A104

**Montriond, Morzine, Portes Du Soleil**

**586 000 Euros**



## Contact

Contact **Marie-Anne Denicolo** about this property.

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# Key Features

<b>Price</b>	586 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	29/10/2024
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Morzine
<b>Village</b>	Montriond
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Floor area</b>	63.5 m <sup>2</sup>
<b>Heating</b>	Wood pellet boiler
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	5 km
<b>Nearest shops</b>	1 km
<b>Drainage</b>	Mains drains
<b>Number of lots</b>	31
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

By choosing Le Kairn, you are opting for a residential life that combines the charm of an authentic village with the benefits of a new residence. Well-designed apartments, optimal brightness, high-quality amenities, private outdoor spaces, parking spaces, and nearby amenities make this residence an ideal choice for your property purchase in Montriond.

The project includes apartments ranging from studios to 3 bedroom apartments.

The prices of the apartments vary from 444,000 euros for a one-bedroom apartment with a sleeping area, a bathroom, and a surface area of 54.01m<sup>2</sup>, to 1,087,000 euros for the largest three-bedroom apartment with a shower room and a bathroom, with a surface area of 110.91m<sup>2</sup>. The price of each apartment is "ready to use" and includes all floor coverings, wall finishes and bathrooms. The choice and installation of kitchen is left to the buyer's discretion and we can help out with a good selection of local kitchen suppliers.

Thanks to the variety of options included in the purchase price, you can customise your apartment according to your tastes from a wide choice of tiles and floor coverings.

Each apartment has a large balcony or private terrace.

Parking spaces are organised underground and outdoors, as well as ventilated caves underground, providing comfort to residents. These caves can be used for storing sports equipment such as mountain bikes or skis. Additionally, a communal, equipped, and secure bicycle storage area is provided above ground.

Apartment A104 (approx. 63m<sup>2</sup>) is located on the first floor of Chalet A. It has a handy entrance hallway leading to two bedrooms, one with ensuite shower room with wc, plus a bunk room and a further shared bathroom with bathtub, laundry space, and wc. The living area with kitchen space is around 20m<sup>2</sup> with access onto the super 12m<sup>2</sup> balcony. Apartment A104 is sold with parking and a private cave, along with access to the shared bike store.


There are many advantages to buying off-plan: new purchases benefit from reduced notary fees (around 2.5% of the purchase price instead of around 7.5%), which represents significant savings. Payments are also staggered throughout the construction process as work progresses, so you can spread the costs over a given period of time. Finally, new constructions are covered by numerous guarantees, both financial and structural, so you are fully

protected from the moment you sign the reservation contract until 10 years after completion.

Naturally, buying new also means that the construction will comply with the latest environmental and insulation standards, ensuring energy savings and being environmentally friendly.

The Le Kairn development will be delivered during the fourth quarter of 2026.

The property is covered by the copropriété rules.



Terrasse  
12,31 m<sup>2</sup>

Séjour/Cuisine  
20,69 m<sup>2</sup>

Chambre  
11,99 m<sup>2</sup>

Chambre  
10,78 m<sup>2</sup>

Salle de bain  
5,79 m<sup>2</sup>

Cuisine  
3,50 m<sup>2</sup>

Entrée  
7,64 m<sup>2</sup>

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Terrasse  
12,31 m<sup>2</sup>

Echelle graphique (mètres)  
0 1,5 3 6  
1 : 75

Les cotes et les surfaces sont mentionnées à titre indicatif et sont sujettes de validation dans les documents du contrat de réservation. Les parties et les surfaces sont mentionnées à titre indicatif. Elles sont susceptibles de légères variations ou créations en fonction d'imprévus techniques ou administratifs. L'emplacement des éléments de cuisine et salles de bains est donné à titre indicatif. La représentation des baies et des vitres est purement symbolique et n'a pas de valeur contractuelle. Tous les éléments décrits dans le notice de vente sont contractuels.

**MONTRIOND**

Construction de 31 logements collectifs  
Route de l'école



**LE KAIRN**

BÂTIMENT : A                      Niveaux : R+1  
N° : A104                              Type : T3+


**SURFACES HABITABLES**

ENTREE	7,54 m <sup>2</sup>
CHAMBRE 1	11,99 m <sup>2</sup>
CHAMBRE 2	10,78 m <sup>2</sup>
SALLE DE BAIN	5,79 m <sup>2</sup>
SEJOUR/CUISINE	20,69 m <sup>2</sup>
SALLE D'EAU	3,50 m <sup>2</sup>
MODULO	3,22 m <sup>2</sup>
<b>TOTAL</b>	<b>63,51 m<sup>2</sup></b>


**SURFACES EXTERIEURES**

TERRASSE	12,31 m <sup>2</sup>
<b>TOTAL</b>	<b>12,31 m<sup>2</sup></b>

Plan du R+1



Plan de masse



Plan de vente du 12/02/24





PROPOSITION HOME STAGING 3D - NON CONTRACTUEL

