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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

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## Appts. Le Kairn, A104

**Montriond, Morzine, Portes Du Soleil**

**586 000 €uros**



## 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>	29/12/2025
<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 m²
<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

**Special Offer :** For any sales agreed before the end of August 2025, the developer is offering to include a Noblessa kitchen as part of the price.

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 property is covered by the copropriété rules.





