

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. Le Kairn, A202

Montriond, Morzine, Portes Du Soleil

524 000 €uros



## **Contact**

Contact Marie-Anne Denicolo about this property.

**Tel:** +33 6 08 15 46 54

Email: marieanne@alpine-property.com

## **Key Features**

Price524 000 €urosStatusFOR SALELast updated30/09/2025AreaPortes Du Soleil

**Location** Morzine **Village** Montriond

Bedrooms 1 Bathrooms 1

Floor area 52.6 m<sup>2</sup>

**Heating** Wood pellet boiler

Ski accessSki busNearest skiing5 kmNearest shops1 km

**Drainage** Mains drains

Number of lots 31
Procédure en cours No
Energy efficiency rating TBC
CO2 emissions TBC

**Agency fees** 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 54.01m2, to 1,087,000 euros for the largest three-bedroom apartment with a shower room and a bathroom, with a surface area of 110.91m2. 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 A202 (approx. 53m2) is located on the second floor of Chalet A. It has one bedroom plus a bunk room, a bathroom with shower and laundry space, and a separate wc. The living area with kitchen space is around 24m2 with access onto the super 15m2 balcony. Apartment A202 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 early in 2027.

The property is covered by the copropriété rules.









