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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

Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Appts. Le Kairn, A204

Montriond, Morzine, Portes Du Soleil

602 000 €uros



Contact

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

Tel: +33 6 08 15 46 54

Email: marieanne@alpine-property.com

Key Features

Price	602 000 Euros
Status	FOR SALE
Last updated	03/06/2024
Area	Portes Du Soleil
Location	Morzine
Village	Montriond
Bedrooms	2
Bathrooms	2
Floor area	57.9 m ²
Heating	Wood pellet boiler
Ski access	Ski bus
Nearest skiing	5 km
Nearest shops	1 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

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 price of the apartments varies 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, fully equipped kitchens, and bathrooms.

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, floor coverings, and kitchen styles. In addition to these elements, each kitchen is equipped with a dishwasher, oven, hob, extractor hood, and refrigerator with freezer compartment. You can also choose from a wide range of worktops and kitchen backsplashes.

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 A204 (approx. 58m²) is located on the second floor of Chalet A. It has a handy entrance hallway leading through to two bedrooms, one with ensuite shower room, plus a bunk room and a further shared bathroom with bathtub, laundry space, and wc. The living area with open-plan kitchen is around 19m² with high ceilings and access onto the super 15m² balcony. Apartment A204 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.



Les cotes et les surfaces sont mentionnées à titre indicatif et sont susceptibles de variation dans les tolérances du contrat de réservation. Les gains et les surfaces sont mentionnés à titre indicatif. Ils sont susceptibles de légères variations, ou créations en fonction d'impératifs techniques ou administratifs. L'emplacement des éléments de cuisine et salles de bains est donné à titre indicatif. La représentation des haies et des arbres est purement symbolique et n'a pas de valeur contractuelle. Seuls les éléments décrits dans le notice de vente sont contractuels.

MONTRIOND

Construction de 31 logements collectifs
Route de l'école



LE KAIRN


BÂTIMENT : N° **A204** Niveaux : **R+2**
Type : **T2**


SURFACES HABITABLES

ENTREE	7,26 m ²
SALLE D'EAU	3,16 m ²
SEJOUR/CUISINE	18,77 m ²
CHAMBRE 1	11,70 m ²
CHAMBRE 2	8,16 m ²
SALLE DE BAIN	6,03 m ²
MODULO	2,87 m ²
TOTAL	57,95 m²

SURFACES EXTERIEURES

BALCON	15,18 m ²
TOTAL	15,18 m²

Plan du R+2


Plan de masse


Plan de vente du 12/12/23





PROPOSITION HOME STAGING 3D - NON CONTRACTUEL

