



AGENCE
MY HOME
in the Alps

3 bedrooms apartment, very bright

Price : 1 087 000€



LE KAIRN: B301.

3rd floor in building B

Comes with a cave, secure and underground parking space and space in the communal bike storage. There are provisions for electric car and bike charging points.

105.91m² habitable space

10.91m² balcony

South and south west facing apartment with plenty of sunshine and mountain views.

Le Kairn is a new project in a very desirable area of Montriond, on the flat, sunny part with great access up to Ardent and Lake Montriond by the free bus. There will be a total of 31 apartments in 3 buildings. This apartment is a particular favourite as it has 3 bedrooms, it will be a very bright space and it will be a possibility to install a log burning stove (at the buyers cost).

The delivery of the apartments is expected at the end of 2026. The notaire fees are reduced to around 2% of the purchase price and it is possible to reclaim 20% VAT (TVA).

FLOOR PLAN:

Open plan kitchen and living space 40.23m² + space under the eaves

Bedroom 1 : 9.05m²

Bedroom 2: 10.85m²

Bedroom 3: 12.20m²

Family bathroom: 6.19m²

Shower room: 3.22m²

2 x separate WCs each around 2m²

It would also be feasible to create another sleeping area under the eaves.

A spacious entrance at 19.14m²

Because of it's location, the size of the apartment and all the added extras the usage of the apartment is adaptable, it would make a fantastic rental opportunity, a second home or even a primary residence.

For more information on the build and other opportunities to buy in this programme send us an enquiry.

Including fees of 2.84% to be paid by of the purchaser. Price excluding fees 1 056 998 €. In a condominium of 31 lots. No ongoing proceedings. Not subject to DPE. Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr. This property is offered to you by a commercial agent.

Beadrooms :3

Bathrooms :2

Surface area (m2) :106

Appartement neuf, livraison prévue fin 2026

Haut standing

Price :1 087 000€

PRESENTATION OF THE PROPERTY

Price :1 087 000

Charges mensuelles :0.00

Situation :Montriond

Exposure :Sud, Ouest

Year of construction :2026

Type of heating :Chauffage au collectif

PARTS

Number of main parts :4

Beadrooms :3

Bathrooms :2

WC dans salle de bain(s) :2

Private WC :1

Number floors are :3

MOVE

Covered parking spots :1



AGENCE
MY HOME
in the Alps

315 rue du bourg,
74110 Morzine
Tél. : +33 (0) 9 54 76 22 30