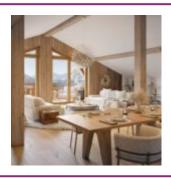# New, quality, apartment

Price : 969 000€

LE KAIRN : Bâtiment A: A301
3rd floor
2 bedroom apartment + the eaves
Habitable surface area 79.95m²
Balcony: 15.05m² + 5.65m² total 20.70m²
Possible to make use of the space under the eaves

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 31.85m² + space under the eaves
Bedroom 1 : 8.48m²
Bedroom 2: 11.55m²
Family bathroom: 6.07m²
Shower room: 4.03m²
Entrance: 13.84m²

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.
Fees to be paid by the seller. In a condominium of 31 lots. No ongoing proceedings. DPE in progress. 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.

Surface area (m2) :80
Appartements neuf
Possibilité de récupérer le TVA
Price :969 000€

PRESENTATION OF THE PROPERTY

Price :969 000
Charges mensuelles :0.00
Situation :Montriond
Year of construction :2026
Type of heating :Chauffage au collectif

PARTS

Number of main parts :3

MY HOME IN THE ALPS

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AGENCE
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