



MY HOME  
IN THE ALPS

## New, quality, apartment

Price : 969 000€



LE KAIRN : Bâtiment A: A301

3rd floor

2 bedroom apartment + the eaves

Habitable surface area 79.95m<sup>2</sup>

Balcony: 15.05m<sup>2</sup> + 5.65m<sup>2</sup> total 20.70m<sup>2</sup>

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 31.85m<sup>2</sup> + space under the eaves

Bedroom 1 : 8.48m<sup>2</sup>

Bedroom 2: 11.55m<sup>2</sup>

Family bathroom: 6.07m<sup>2</sup>

Shower room: 4.03m<sup>2</sup>

Entrance: 13.84m<sup>2</sup>

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](http://georisques.gouv.fr). This property is offered to you by a commercial agent.

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Surface area (m2) :79.95  
Appartements neuf  
Possibilité de récupérer le TVA  
Price :969 000€

## PRESENTATION OF THE PROPERTY

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

## PARTS

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Number of main parts :3

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