



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.

105.91m<sup>2</sup> habitable space

10.91m<sup>2</sup> 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 40.23m<sup>2</sup> + space under the eaves

Bedroom 1 : 9.05m<sup>2</sup>

Bedroom 2: 10.85m<sup>2</sup>

Bedroom 3: 12.20m<sup>2</sup>

Family bathroom: 6.19m<sup>2</sup>

Shower room: 3.22m<sup>2</sup>

2 x separate WCs each around 2m<sup>2</sup>

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

A spacious entrance at 19.14m<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.

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

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Beadrooms :3

Bathrooms :2

Surface area (m2) :106

Appartement neuf, livraison prévue fin 2026

Haut standing

Price :1 087 000€

## **PRESENTATION OF THE PROPERTY**

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Price :1 087 000

Charges mensuelles :0.00

Situation :Montriond

Exposure :Sud, Ouest

Year of construction :2026

Type of heating :Chauffage au collectif

## **PARTS**

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Number of main parts :4

Beadrooms :3

Bathrooms :2

WC dans salle de bain(s) :2

Private WC :1

Number floors are :3

## **MOVE**

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Covered parking spots :1

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