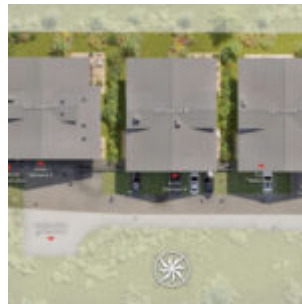




AGENCE
MY HOME
in the Alps

T4 Très lumineux

Prix : 969 000€



Penthouse Apartment A301 - €969,000

Welcome to Le Kairn, a new and exclusive residential development in Montriond, designed to offer a modern Alpine lifestyle combining comfort, elegance, and authenticity. This intimate residence comprises 31 apartments spread across three Savoyard-style chalets, blending contemporary architecture with mountain charm.

Apartment A301 is located on the third floor of Building A. It offers 81.55 m² of living space and a 15.05 m² south and southwest-facing balcony, allowing you to enjoy abundant natural light throughout the day and breathtaking mountain views.

This property also includes a cellar, a secure underground parking space, and a space in the communal bicycle storage room. Charging stations for electric cars and bicycles are available.

The apartment comprises a spacious entrance hall, a living room with an open-plan kitchen of approximately 32 m², three bedrooms (one of which is a mezzanine), a shower room, a bathroom, and a separate WC.

The amenities are of high quality, with modern kitchens, upscale bathrooms, a choice of parquet flooring, and wood finishes that create a warm atmosphere. The living spaces are bright and well-designed, with access to the outdoors allowing you to fully enjoy the alpine surroundings.

The residence also offers a high level of comfort and security with secure covered parking, electric roller shutters, a video intercom system, and excellent thermal and acoustic insulation ensuring good energy efficiency.

Located in a highly sought-after area of Montriond, on a sunny and easily accessible slope, the development benefits from a free shuttle service providing quick access to the Ardent cable car, which leads to the Portes du Soleil ski area, as well as Morzine and Lake Montriond.

Delivery is scheduled for the first quarter of 2027. Notary fees are reduced to approximately 2%, and it is possible to recover 20% of the VAT under certain conditions.

Given its location, layout, and the quality of its amenities, this apartment represents an excellent opportunity, whether as a rental investment, a second home, or a primary residence

Dans une copropriété de 31 lots. Aucune procédure n'est en cours. Non soumis au DPE. Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : georisques.gouv.fr.

Votre conseiller MY HOME IN THE ALPS : Lucy PILCHER
Agent commercial (Entreprise individuelle)

Chambres :3
Salles de bains :1
Surface (m2) :81.55
Prix :969 000€

PRÉSENTATION DE LA PROPRIÉTÉ

Prix :969 000
Charges mensuelles :0.00
Situation :Montriond
Exposition :Sud
Année de construction :2026
Type de chauffage :Chauffage au collectif

PIÈCES

Nombre de pièces principales :4
Chambres :3
Salles de bains :1
Douche(s) :1
WC dans salle de bain(s) :2
WC indépendant(s) :1
Nombre détages :3

SE DÉPLACER

Places de parking couverte :1



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