

Montriond, new development, 4-room apartment of 80.54m on 1st floor with balcony, cellar and parking space



## INFORMATION

Town:	Montriond
Department:	Haute-Savoie
Bed:	3
Bath:	2
Floor:	80.54 m2
Outside Space:	14 m2

## IN BRIEF

Located on the first floor of Chalet B, this customisable flat comprises:

Entrance hall with storage and separate WC.

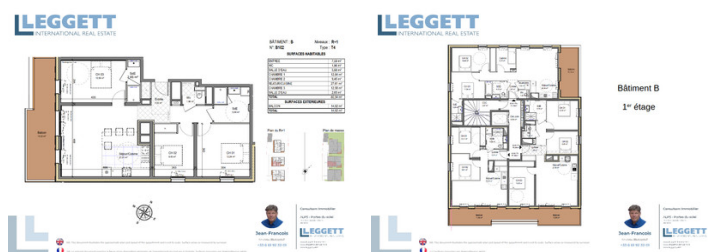
Three bedrooms, one of which has a private shower room, while the other two share a bathroom with shower and laundry facilities.

A bright 28 m<sup>2</sup> living area, comprising a lounge and open-plan kitchen, with access to a generous 14 m<sup>2</sup> balcony.

This property is complemented by a parking space, a private cellar and shared access to a secure bike room.

Ideally located in the heart of the village, the residence enjoys plenty of sunshine all day long and is close to all amenities.

Montriond, situated at an altitude of 1000 metres between Mont Blanc and Lake Geneva, offers a warm and friendly atmosphere. With 600 km of pistes linking France and Switzerland, the Portes du Soleil is the second largest ski area in Europe....



## ENERGY - DPE

DPE not required.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

.When you choose Le Kaim, you're choosing a residence that combines the authentic charm of a mountain village with the comfort of a new build. Located in Montriond, this residence boasts well-designed, light-filled flats with top-of-the-range features and immediate access to local amenities.

A prime location

Ideally located in the heart of the village, the residence enjoys plenty of sunshine all day long, and is within easy reach of schools, shops, the market, public transport and a health centre. The enchanting setting of Montriond, a UNESCO World Heritage site in the Vallée d'Aulps, is a perfect blend of lakes and mountains.

Architecture inspired by mountain traditions

The development comprises three small wooden chalets inspired by the typical architecture of the region. The flats, from T1 to T4, all have a large balcony or private terrace. Among the flats available, discover this superb 49.28 m<sup>2</sup> flat on the 1st floor, comprising : An entrance hall leading to a bedroom, a bathroom, a cabin area with space for two bunk beds and separate WC.

A 20 m<sup>2</sup> living area with fitted kitchen, opening onto a spacious 12 m<sup>2</sup> balcony.

A parking space, a ventilated cellar and access to a secure bicycle storage area.

Modern, customisable comfort

they are equipped with

Top-of-the-range finishes, with the option of personalising floors and tiles.

Thermo-brushed pine walls in the living room and master bedroom. Underfloor heating (excluding bathrooms).

in some flats, space for a chimney flue

Basement cellars are ideal for storing sports equipment such as skis or mountain bikes. A secure bike...