



Lovely new build 2 bedroom apartment in MONTRIOND

Price : 444 000 €

Reference B001

Montriond

Apartment

Bedrooms 1

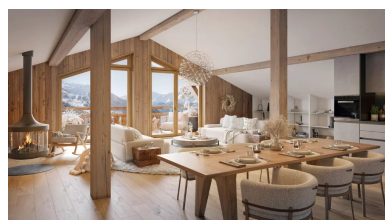
Bathrooms 1

Habitable Area 52.77 m²

Description

Lovely New build 2 bedroom apartment in MONTRIOND A luxury residence situated in the centre of Montriond, the free ski shuttle stops right outside to take you to the Ardent cable car. The location offers the perfect combination for mountain enthusiasts and all the social activities that the village has to offer. The residence is arranged over 3 buildings, each with 3 floors, and in total, 31 high-quality 'chalet-style' apartments, ranging from 2 to 5 bedrooms. Purchase costs are reduced to 2.2% (usually 7.5% of the purchase price on existing properties), which represents a great saving for all clients. There is also the opportunity to claim back 20% of the purchase price through the VAT claim-back scheme. For more details on this please contact us. All apartments are sold FREEHOLD and TURNKEY including, bathrooms, tiles, wooden floors, etc. *** KITCHENS are an additional cost as there are three different kitchen packages to choose from*** APARTMENT B001 consists of an open-plan living/kitchen and dining area, a double bedroom, a smaller cabin room, a bathroom, and a northwest-facing terrace. INCLUDED in the price is a cellar and secured underground parking. This new program offers high-quality finishes with a new generation of comfort. The exterior façade shall be with wood cladding and traditional stone. All the advantages of buying New Build :

- Optimal thermal and acoustic insulation
- Low energy consumption
- Construction Warranty
- Family-size living areas and bedrooms Contact us for more information at Morzine Immobilier. Information on the risks to which this property is exposed is available on the Géorisks website <http://www.georisks.gouv.fr>



Logement économe		Logement
≤ 50	A	En attente du diagnostic
51 à 90	B	
91 à 150	C	
151 à 230	D	
231 à 330	E	
331 à 450	F	
> 450	G	
Logement énergivore		

Important Notice

Morzine Immobilier, their clients and any joint agents give notice that:

(1) They are not authorised to make or give any representations or warranties in relation to the property either here or

elsewhere, either on their own behalf or on behalf of their client or otherwise

(2) These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They assume no responsibility for any statement that may be made in these particulars.

(3) Photos etc: the photographs show only certain parts of the property as they appeared at the time they were taken. Any areas, measurements or distances are approximate. The text and plans are for guidance only and are not necessarily comprehensive.

(4) Regulations :It should not be assumed that the property has all the necessary planning, building regulation or other consents and Morzine Immobilier have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.