

Collections Privées

Agence Monde des Neiges, Auron



Projection d'am

Presentation file · October 2026

Two bedrooms, snow front.

€620,000

Auron, snow front · 59.70 m² · two bedrooms · completion end of 2026

A new two-bedroom apartment, at the foot of the slopes.

In a sought-after residence in Auron, at the foot of the slopes and in the heart of the village, right on the snow front, this 59.70 m² apartment opens at garden level onto a timber terrace. You step out with your skis on; the square, the restaurants and the shops are a few steps away.

The seller is a first buyer, and the apartment has not yet been completed. With the developer's agreement, the sale can therefore be made by substitution: the original reservation is cancelled and you buy directly from the developer, as first buyer. You thus keep the reduced notary fees of a new build, around 2 to 3 %, instead of the 7 to 8 % of an older property, and the new-build guarantees. Completion at the end of 2026, ready for the season that is about to open.

The living space, around the table.

The lounge, the dining table and the kitchen form a single room of almost twenty-six square metres, facing the terrace and its two glazed doors. The kitchen runs along the wall in grained wood and pale stone, its wall units running right up to the tall cabinet.

The curved wall of the bedroom softens the corner and leads the eye outside: the larches, the village roofs, the ridges above.

Two bedrooms, one bathroom.

The two bedrooms, of 9.76 and 10.62 m², each have full-height wardrobes. From the north-east bedroom you look onto the hamlet's little square. The bathroom, with its bathtub and stone basin under a lit mirror, and the separate WC are on the entrance side.

For yourself, or as a tourist residence investment.

The apartment is in a tourist residence (résidence de tourisme). You can buy it simply for yourself and use it whenever you like. You can also, if you choose, entrust it to the residence operator under a commercial lease: the 20 % VAT included in the price then becomes recoverable, about €103,000 on €620,000.

It is an option, never an obligation. It requires a commercial lease with the operator and hotel-type services; the recovered VAT is adjusted pro rata if the property is sold or leaves the scheme within twenty years. We put you in touch with a notary or tax adviser to assess it.

The hamlet, in charred timber.

Once completed, the buildings of the hamlet will be clad in black charred timber. Under snow, they will read like an ink drawing.

Collections Privées accompanies you from the reservation to the handover of the keys, and beyond, in French, English, Italian or Russian.

Type

Two-bedroom apartment, ground floor

Area

59.70 m²

Bedrooms

2

Outdoors

8.69 m² terrace

Ski access

Ski-in ski-out

Location

Snow front, village centre

Completion

End of 2026, off-plan

Tax

VAT recoverable, optional

What matters.

A sought-after residence, at the foot of the slopes and in the heart of the village

59.70 m² of living space, two bedrooms, at garden level

Two bedrooms with wardrobes, one bathroom, separate WC

Living space of almost 26 m², open kitchen

8.69 m² timber terrace, extending the living room

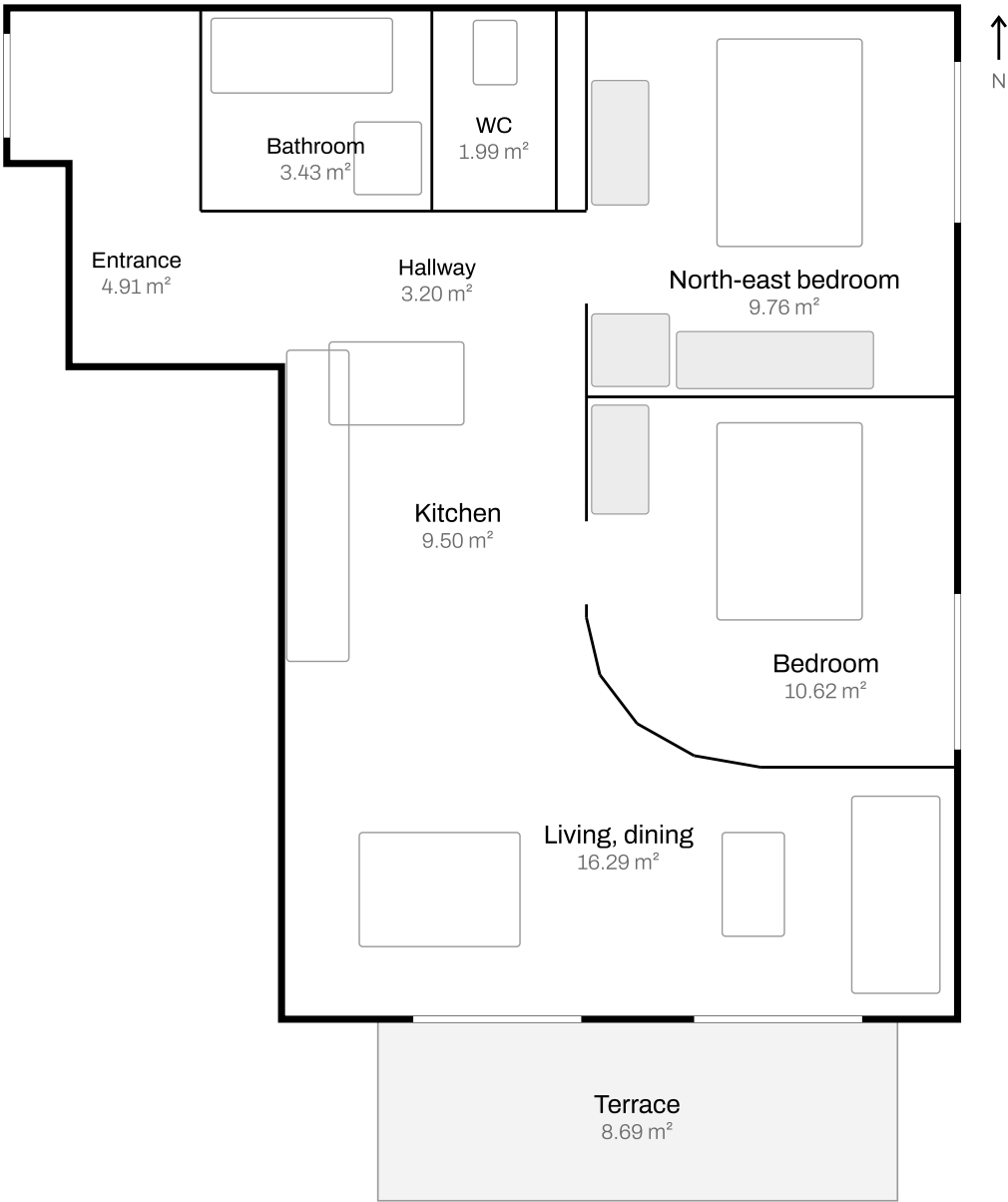
Ski-in ski-out, on the snow front

New, sold off-plan: completion at the end of 2026

In a tourist residence: 20 % VAT recoverable, as an option, with a commercial lease

Resale before completion: direct purchase from the developer possible, new-build notary fees

The plan



Entrance	4.91 m ²	Kitchen	9.50 m ²
Bathroom	3.43 m ²	Bedroom	10.62 m ²
WC	1.99 m ²	Living, dining	16.29 m ²
Hallway	3.20 m ²	Terrace	8.69 m ²
North-east bedroom	9.76 m ²		

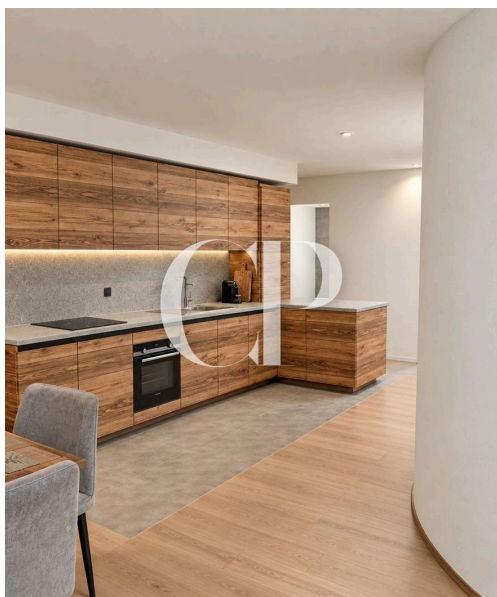
59.70 m²Living area · 68.39 m² with the terrace



The north-east bedroom, looking onto the hamlet under snow



The hamlet under snow, its charred-timber façades



The living space and the open kitchen along the wall



The kitchen, grained wood and pale stone

Interior projection, computer-generated images: they show the apartment and the hamlet once completed; furniture, decoration and exteriors are interpreted. The apartment is under construction. Sale price: €620,000 including VAT, agency fees paid by the seller. Sold off-plan (VEFA), in a co-ownership of 12 units; estimated service charges on request. Energy performance certificate issued on completion. The information in this listing (areas, plans, specifications, timetable) is provided by the developer and the seller; it is indicative, subject to errors or omissions, and does not engage the liability of Collections Privées. The images are non-contractual computer-generated visuals. Only the reservation contract, the specification notice and the deed of sale are binding. Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr. Fee schedule. Resale of an off-plan property by a first buyer: the substitution (cancellation of the original reservation and direct sale by the developer) is subject to the developer's agreement. Property located in a tourist residence: VAT recovery is optional, subject to a commercial lease with the operator and to the tax rules in force; this is not tax advice.



A bedroom, linen headboard and full-height wardrobe



The bathroom: bathtub, stone basin, lit mirror



The living room, opening onto the terrace and the mountains

Viewings by appointment.

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By appointment, in Auron and Monaco.

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Frequently asked questions.

Are the images photographs?

No. They are interior projections made from the apartment's plans: furniture, decoration and exteriors are interpreted. We provide the sales plan and the specification notice to serious buyers.

Who is selling the apartment?

A first buyer, who reserved it off-plan. As the property has not been completed, the sale can be made by substitution, with the developer's agreement: the original reservation is cancelled and you buy directly from the developer. You thus avoid the notary fees of an older property and keep those of a new build, as well as the option to recover the VAT.

When will the apartment be completed?

At the end of 2026. It is sold off-plan (VEFA): the price is paid in stages as construction progresses, with the balance due at the handover of the keys.

What are the purchase costs?

For a new build in France, notary fees are reduced: around 2 to 3 % of the price, against 7 to 8 % for an older property. Thanks to the substitution, the new-build rate applies here. Agency fees are paid by the seller.

Can the VAT be recovered?

Yes, if you wish. The apartment is in a tourist residence: by entrusting it to the operator under a commercial lease, you recover the 20 % VAT included in the price, about €103,000. It is an option; you can also buy it purely for your own use.