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Appt. L'Op Traken, B001

Montriond, Morzine, Portes Du Soleil

530 000 €uros



Contact

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Key Features

Price	530 000 Euros
Status	ARCHIVED
Last updated	09/12/2022
Area	Portes Du Soleil
Location	Morzine
Village	Montriond
Bedrooms	3
Bathrooms	2
Floor area	81.8 m ²
Heating	Gas
Ski access	Ski bus
Nearest skiing	2.3 km
Garage	Single
Drainage	Mains drains
Number of lots	19
Procédure en cours	No
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

L'Op Traken is an excellent new-build programme of only 19 apartments in a low-rise, chalet-style residence right on the ski bus route, and only a short walk from all the amenities that Montriond village has to offer.

The development consists of three 1 bedroom units, five 2 bedroom apartments, one 4 bedroom apartment, and ten 3 bedroom apartments including two larger penthouse properties. The apartments range in price from €330,000 for one of the smaller properties with a surface area of around 48m², up to €951,000 for the largest three bedroom, three bathroom penthouse property with a surface area of 128m². The price of each apartment is "key-in-hand", and includes all flooring, wall finishes, and fully fitted kitchens and bathrooms.

Click here to see the interiors and presentation of the location:

[Video of L'Op Traken:](#)

Thanks to the variety of options included in the purchase price, you can personalise your apartment according to your own tastes from a wide choice of tiles, flooring, and kitchen styles. In addition to base and wall units, each kitchen is equipped with a dish-washer, oven, hob, extractor fan, and fridge with freezer compartment. You can also choose from a wide range of kitchen worktops and splashbacks.

Each apartment has a large private balcony or terrace, with views across the valley - perfect for enjoying the tranquillity of the mountains over an evening aperitif or family meal. The exterior of the residence is an extremely attractive wood, natural stone and traditional plaster finish, paired with an aluminium trim for a modern, contemporary feel. Excellent quality materials will realise an elegant design that blends with the environment and will require minimal maintenance as you enjoy it for years to come!

On a practical note, a designated covered parking space and/or a garage is included in the price of every apartment, and additional visitor parking will also be provided. Each apartment also has its own cellar for ski and bike storage, as well as a separate ski locker. A lift from the underground car-park to all levels of the building ensures easy access to your apartment, making life that little bit easier, whether you are arriving with your suitcases or the weekly shopping, or wearily heading home after a hard day on the slopes!

Apartment B001 is located on the ground floor of Chalet B. It has 3 double bedrooms, as well as a bathroom with laundry facilities, a shower room with WC, and built-in storage. There is an open-plan kitchen and living area, with

patio doors lead to the west facing terrace. At 31.2m² of paved terrace-balcony plus an extra 16.8m² of garden, this is very generous outdoor space with really super views. The terrace is ideal for al-fresco dining, early evening aperitifs, or even installing a hot tub! The total surface area of the apartment is 82.8m². Apartment B001 is sold with a garage, a covered parking space, cave and ski locker.

The advantages of buying off-plan are numerous: new-builds purchases benefit from reduced stamp duty (approx 2.5% of purchase price instead of approx 7.5%), representing a significant saving. Payments are also staged throughout the build as work progresses, so you can spread the cost over a period of time. Finally, new-builds are covered by a number of guarantees, both financial and structural, so you are fully protected from the moment you sign the reservation contract, until 10 years after completion.

Naturally, buying new also means that the construction will be up to the latest environmental and insulation norms, ensuring that the property is inexpensive to run and kind to the planet.

Delivery of the lovely L'Op Traken residence is due in 2024.

The property is covered by the copropriété rules.





L'OP TRAKEN

17 logements collectifs route de la - Montfroid



2 Chemin des Écoliers 1440 Arvey La Vaux

Façades NO-NE - Bâtiment B

Appart. T4 B-001	82,85m ²
Appart. T2 B-002	47,79m ²
Appart. T3 B-003	60,19m ²

Appart. T4 B-101	82,85m ²
Appart. T2 B-102	47,79m ²
Appart. T3 B-103	60,19m ²

Appart. T4 B-201	84,13m ²
Appart. T5 B-202	90,85m ²

Appart. T4 B-301	105,69m ²
Surface inférieure à 1.80m	33,65m ²



BASE D'ARCHITECTURE CAU - 11 rue de la Vaux 14400 MONTFROID

PLAN DE COMMERCIALISATION
 plan commercial susceptible de modifications
 ARL17 2023

NOTA BENE : Des modifications ou des adaptations sont susceptibles d'être apportées à ce plan en fonction des impératifs techniques et des tolérances d'exécution lors de la réalisation, tant en ce qui concerne les dimensions que les équipements. Ces éléments indiqués en pointillé ne sont pas fournis, sauf information contraire. Ces constatations, anomalies, abaissements, abaissements d'usage pluviales, rebordées, faces-plafond, bagues de vitres, renforts, soffites ou carreaux techniques, tout comme les pentes ne figurent pas sur ce plan. Les surfaces des appartements, balcons, terrasses, jardins sont données à titre indicatif, la surface des placards est comprise dans la surface de la pièce correspondante.



FACADE SUD-OUEST

FACADE SUD-EST

NOTA BENE: Des modifications ou des adaptations sont susceptibles d'être apportées à ce plan en fonction des impératifs techniques et des tolérances d'exécution des différents matériaux qui les composent. Les éléments indiqués en pointillés ne sont pas fournis, sauf information contraire. Les calculations, balustrades, descentes d'eau pluviales, rebordées, baux-plâtres, bagues de joints, radiateurs, soffites ou caissons techniques, tout comme les pentes ne figurent pas sur ce plan. Les surfaces des appartements, balcons, terrasses, jardins sont données à titre indicatif, la surface des placards est comprise dans la surface de la pièce correspondante.

L'OP TR/KEN
RESIDENCE
17 logements collectifs route de la Croix - Montmorillon

ALPINA
Concepteur
2 Chemin des Châtaignes 33000 Amont La Veuze

Façades SO-SE - Bâtiment B

Appart. T4 B-001	82,85m ²
Appart. T2 B-002	47,70m ²
Appart. T3 B-003	60,10m ²
Appart. T4 B-101	82,85m ²
Appart. T2 B-102	47,70m ²
Appart. T3 B-103	60,10m ²
Appart. T4 B-201	84,10m ²
Appart. T5 B-202	90,85m ²
Appart. T4 B-301	105,60m ²
Surface inférieure à 1,90m	33,66m ²

PLAN DE COMMERCIALISATION
pour tous documents à caractère de notification
JUILLET 2022 Echelle : 1/1500





