



**alpine-property**

Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

Tel: +44 (0)208 123 2384

Email: [info@alpine-property.com](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

# Appt. Kauri

**Montriond, Morzine, Portes Du Soleil**

**749 000 €uros**



## Contact

Contact **Marie-Anne Denicolo** about this property.

**Tel:** +33 6 08 15 46 54

**Email:** [marieanne@alpine-property.com](mailto:marieanne@alpine-property.com)

# Key Features

<b>Price</b>	749 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	13/12/2025
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Morzine
<b>Village</b>	Montriond
<b>Bedrooms</b>	3
<b>Bathrooms</b>	3
<b>Floor area</b>	73.6 m²
<b>Heating</b>	Underfloor heating
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1 km
<b>Nearest shops</b>	1 km
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Number of lots</b>	9
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	E (323)
<b>CO2 emissions</b>	C (17)
<b>Agency fees</b>	Paid by the seller

## Property Description

On the 2nd and last floor of a residence completely renovated in 2017, this superb apartment is located just a 10-minute walk from the centre of Morzine and Montriond, where you'll find a supermarket, bars/restaurants, sports shops... The slopes of the Portes du Soleil ski area are easily accessible, either through Montriond (Ardent) or Morzine (a 10-minute walk to the Super-Morzine gondola).

Blending comfort and modernity, this fully equipped and furnished apartment features a spacious living area with a fully equipped open kitchen, dining space, and a lounge area with access to the balcony. 3 bedrooms, 3 shower rooms, and 2 mezzanines complete this property, making it an ideal living space for family or friends on holiday.

A private ski locker with boot dryers and covered parking are included.

The property is covered by the copropriété rules.

749 000 € TTC



ES Residence



Niveau: R+2

Orientation: Nord Est

**APARTMENT A5**

CUISINE / SEJOUR 35,17 m<sup>2</sup>

CH.1 7,85 m<sup>2</sup>

SDE 1 3,50 m<sup>2</sup>

CH.2 9,31 m<sup>2</sup>

SDE 2 3,17 m<sup>2</sup>

CH.3 + SDE.3 14,64 m<sup>2</sup>

MEZZANINE 1 < 1,8m 11,71 m<sup>2</sup>

MEZZANINE 2 < 1,8m 12,67 m<sup>2</sup>

Surface Totale Logement Carrez 73,64 m<sup>2</sup>

TERRASSE 7,50 m<sup>2</sup>

Total Surface Pondree 86,00 m<sup>2</sup>

alpine-property



alpine-property



















