



# 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

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## Appt. Agba

**Montriond, Morzine, Portes Du Soleil**

**845 000 €uros**



## Contact

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

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# Key Features

<b>Price</b>	845 000 €uros
<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>	88.2 m <sup>2</sup>
<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 (285)
<b>CO2 emissions</b>	C (15)
<b>Agency fees</b>	Paid by the seller

## Property Description

A must-see spacious 94m<sup>2</sup> apartment in a modern residence built in 2017 in the village of Montriond.

Ideally located just a 10-minute walk from the lively centre of Morzine, you'll have easy access to the ski slopes of Morzine and Avoriaz thanks to the shuttle stop right in front of the residence.

In the summer, enjoy the pool and numerous activities offered in the Dérêches Park just a few minutes' walk away.

The apartment consists of an entrance, a bright living/dining/kitchen area opening onto a south-facing balcony, and 3 comfortable bedrooms, each with its own bathroom and one with balcony access. It is equipped with a ski room with a heating system for boots and a covered parking space for your car.

The property is covered by the copropriété rules.

845 000 € TTC

ES Residence



R+2



Niveau: R+2

Orientation: Sud Ouest

**APARTMENT A6**

CUISINE / SEJOUR	36,15m <sup>2</sup>
CH.1	12,31 m <sup>2</sup>
SDE 1	2,67 m <sup>2</sup>
CH.2	10,80 m <sup>2</sup>
SDE 2	2,16 m <sup>2</sup>
CH.3 +SDE.3	24,12 m <sup>2</sup>
MEZZANINE 4,8m	12,71m <sup>2</sup>
Surface Totale Logement Carré:	88,21 m <sup>2</sup>
TERRASSE	10,00 m <sup>2</sup>
Total Surface Ponderée	94,40 m <sup>2</sup>

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