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Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Appts. L'Alpée, T2

Montriond, Morzine, Portes Du Soleil

420 000 €uros



Contact

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

Tel: +33 6 08 15 46 54

Email: marieanne@alpine-property.com

Key Features

Price	420 000 Euros
Status	FOR SALE
Last updated	03/02/2026
Area	Portes Du Soleil
Location	Morzine
Village	Montriond
Bedrooms	1
Bathrooms	1
Floor area	51 m ²
Heating	Gas
Ski access	Ski bus
Nearest skiing	1.5 km
Nearest shops	350 m
Garage	Covered parking
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'Alpée is an excellent new-build programme of only 19 apartments in two low-rise, chalet-style residences right on the ski bus route, and only a short walk from all the amenities that Montriond village has to offer.

The apartments range in price from €420,000 for one bedroom, one bathroom, and a surface area of 51m², up to €1 045,000 for the largest four-bedroom, three-bathroom penthouse property with a surface area of 110,8m². The price of each apartment is "key-in-hand", and includes all flooring, wall finishes, and fully equipped kitchens and bathrooms.

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. Each kitchen is fully equipped with a dishwasher, oven, hob, extractor fan, and refrigerator.

The exterior of the residence will have an attractive wood, natural stone and traditional plaster finish, all excellent quality materials that will blend with the environment and require minimal maintenance.

In terms of outside space, each apartment has a large private balcony or terrace.

A designated covered parking space is included in the price of every apartment, and visitor parking will also be provided. Each apartment also has its own cellar storage, either inside the apartment or in the communal storage area, and there will be a separate communal bike storage area in each building.

The advantages of buying off-plan are numerous: new-build purchases benefit from reduced stamp duty (approx 2.5% of purchase price instead of approx 7%), 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.

Delivery of the Alpée residence is due at the end of 2027.

Available 1 bedroom apartments:-

Appt A101

Located on the first floor of the residence. It has one bedroom and a bathroom with bathtub or shower and a separate WC. The kitchen and living area is open plan and very spacious at 24.6m², with patio doors leading from the living area on to the 19m² balcony. The total surface area of the apartment is 51.3m².

Appt B102

Located on the first floor of the residence. The airy open-plan kitchen and living space is a generous 24.43m², with a large picture window and patio doors leading from the living area on to the 15m² balcony. The apartment has a bathroom large enough for a bathtub, and a separate wc. The total surface area of the apartment is 50.97m².

[Appts. L'Alpée, T3 - 2 bedroom](#)

[Appts. L'Alpée, T4 - 3 bedroom](#)

[Appts. L'Alpée, T5 - 4 bedroom](#)

The property is covered by the copropriété rules.







L'Alpée

Route du Lac

19 logements collectifs **MONTRIOND**



APPARTEMENT DE 2 PIECES

N° A.101 au 1^{er} étage

Pièces	Surfaces Habitable
Entrée + pl.	7.63 m²
Séjour-Cuisine	24.61 m²
Chambre	12.36 m²
Bains	4.22 m²
WC	2.48 m²
Surface Totale Habitable	51.30 m²
Balcon	19.15 m²



PLAN DE COMMERCIALISATION - 24 JUILLET 2025



PT	Plancher bois	PL	Plancher	GT	Cable technique
E.A.P	Éclairage intégré	LV	Lit encastré	GT	Tapis en PVC
PM	Parquet massif	PL	Plancher	GT	Tapis en PVC
V.M	Vitrerie	PL	Plancher	GT	Tapis en PVC
SC	Système de chauffage	PL	Plancher	GT	Tapis en PVC

Notes : - Plan non contractuel - Les modifications sont susceptibles d'être apportées à tout moment sans préavis. Les dimensions indiquées sont des dimensions moyennes. Les dimensions exactes seront indiquées sur les plans de construction. Les dimensions indiquées sont des dimensions moyennes. Les dimensions exactes seront indiquées sur les plans de construction. Les dimensions indiquées sont des dimensions moyennes. Les dimensions exactes seront indiquées sur les plans de construction.



L'Alpée

Route du Lac

19 logements collectifs **MONTRIOND**



APPARTEMENT DE 2 PIECES

N° B.102 au 1^{er} étage

Pièces	Surfaces Habitable
Entrée + pl.	7.62 m²
Séjour-Cuisine	24.43 m²
Chambre	12.14 m²
Bains	4.41 m²
WC	2.37 m²
Surface Totale Habitable	50.97 m²
Balcon	15.29 m²



PT	Plancher bois	PL	Plancher	GT	Cable technique
E.A.P	Éclairage intégré	LV	Lit encastré	GT	Tapis en PVC
PM	Parquet massif	PL	Plancher	GT	Tapis en PVC
V.M	Vitrerie	PL	Plancher	GT	Tapis en PVC
SC	Système de chauffage	PL	Plancher	GT	Tapis en PVC

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