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Appts. L'Alpée, T3

Montriond, Morzine, Portes Du Soleil

520 000 €uros



Contact

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Key Features

Price	520 000 Euros
Status	FOR SALE
Last updated	03/02/2026
Area	Portes Du Soleil
Location	Morzine
Village	Montriond
Bedrooms	2
Bathrooms	2
Floor area	64.8 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 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 2 bedroom apartments:-

Appt A102 is located on the first floor of the residence. It has two bedrooms and two bathrooms, one with room for a bathtub, and a separate wc. There is an airy open-plan kitchen and living space of 25.75m², with two sets of patio doors leading from the living area on to the generous 30m² wrap-around balcony. The total surface area of the apartment is 65.39m².

Appt A202 is a super duplex apartment located on the second floor of the residence. On the first floor of the apartment, the kitchen and living area is open plan and very spacious at 33.51m², with access via patio doors to the balcony of almost 14m², and a vaulted ceiling into the roof area. The first bedroom is also on this level, with access to a second balcony of 10m², and there is also a bathroom and separate wc. Upstairs, the apartment has a large second bedroom, a generous 'coin montagne', and a second bathroom and separate wc. The total surface area of the apartment is 107.02m².

Appt A203 is located on the second floor of the residence. It has two bedrooms, one with en suite shower room and access onto the balcony, and there is a further bathroom with room for a bathtub, and a separate WC. The kitchen and living area is open plan and generously proportioned at 28.25m², with a patio doors leading from the living area on to the balcony of almost 14m². The total surface area of the apartment is 72.72m².

Appt B001 is located on the ground floor of the residence. It has two bedrooms, one with en suite shower room and both with access onto the super wrap-around terrace, and there is a further bathroom with room for a bathtub, and a separate WC. The kitchen and living area is open plan and generously proportioned at 25.5m², with patio doors on two sides leading on to the 38m² terrace. The total surface area of the apartment is 64.81m².

Appt B101 is located on the first floor of the residence. It has two bedrooms, one with en suite shower room and access onto the balcony, and there is a further bathroom with room for a bathtub, and a separate WC. The kitchen and living area is open plan and generously proportioned at 25.54m², with a patio doors leading from the living area on to the superb wrap-around balcony of 31.5m². The total surface area of the apartment is 64.81m².

[Appts. L'Alpée, T2 - 1 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

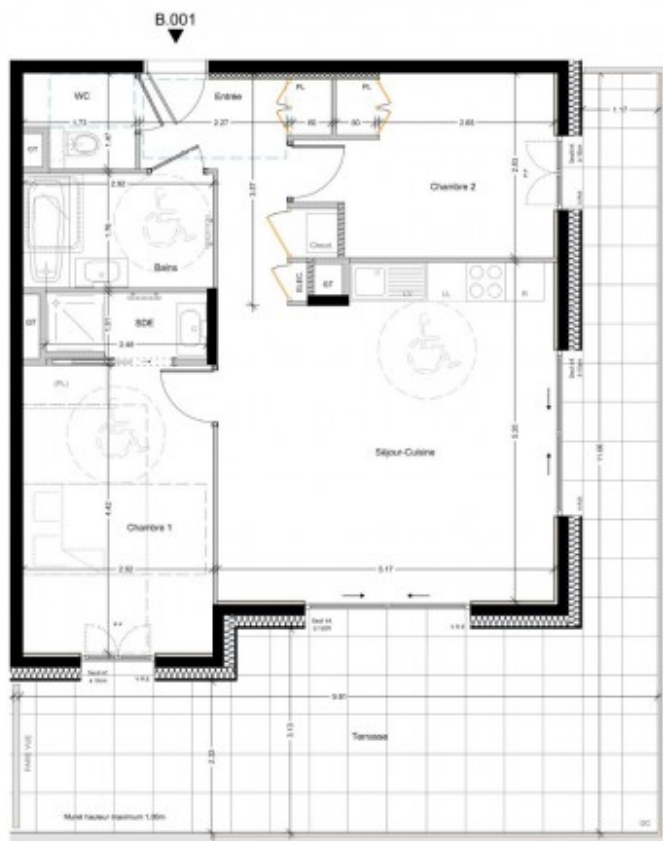


APPARTEMENT DE 3 PIECES N° B.001 au RDC

Pièces	Surfaces
Entrée + pl.	8.53 m²
Séjour-Cuisine	25.54 m²
Chambre 1	12.91 m²
SDE	2.41 m²
Chambre 2 + pl.	9.90 m²
Bains	5.14 m²
WC	2.28 m²
Surface Totale Habitable	64.81 m²
Terrasse	38.01 m²



PLAN DE COMMERCIALISATION - 24 JUILLET 2023



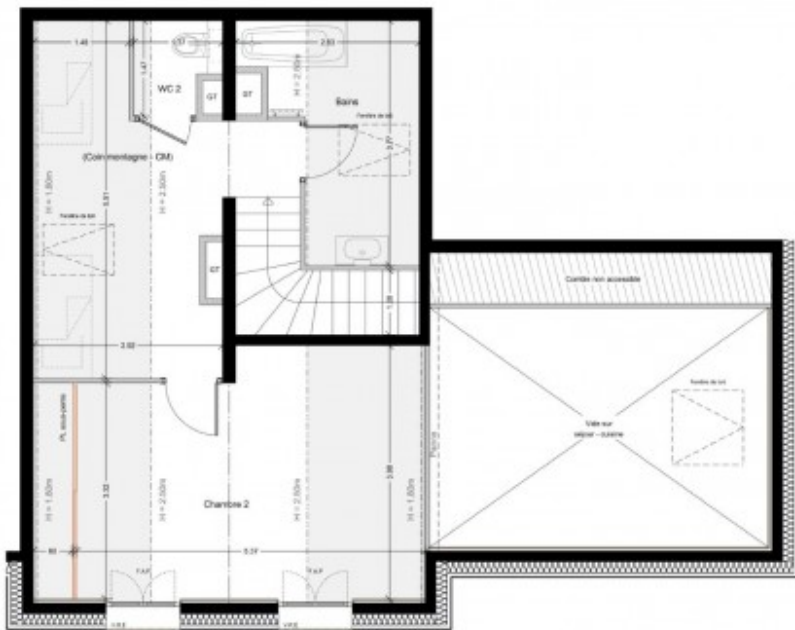
PT	Poutre bois	PL	Plancher	ST	Sol en béton armé
P.A.P.	Poutre alu-plac	LC	Lacune	ELC	Éclairage
+	Façade bois	R	Régulateur	MEP	Mécanisme
W.C.	WC	UL	Lacune	W	W.C.
SC	Séjour-Cuisine				

Notes: Les modifications sont susceptibles d'être apportées à la suite de la réalisation des travaux techniques de réalisation, sans que ce ne soit le cas de la présente description. Les modifications sont susceptibles d'être apportées à la suite de la réalisation des travaux techniques de réalisation, sans que ce ne soit le cas de la présente description. Les modifications sont susceptibles d'être apportées à la suite de la réalisation des travaux techniques de réalisation, sans que ce ne soit le cas de la présente description.









NIVEAU HAUT

P.F.	Plancher	Pl.	Plancher	OT	Ordonnance
P.A.P.	Plancher en bois	UV	Carrelage	OT	Ordonnance
P.M.	Plancher en bois	UV	Carrelage	OT	Ordonnance
P.S.	Plancher en bois	UV	Carrelage	OT	Ordonnance
P.T.	Plancher en bois	UV	Carrelage	OT	Ordonnance

NOTES : - Pour les modifications, les modifications sont acceptées d'être apportées à la plan en fonction des contraintes techniques de réalisation, sans en altérer l'essence. - Pour les modifications, les modifications sont acceptées d'être apportées à la plan en fonction des contraintes techniques de réalisation, sans en altérer l'essence. - Pour les modifications, les modifications sont acceptées d'être apportées à la plan en fonction des contraintes techniques de réalisation, sans en altérer l'essence.



L'Alpée

Route du Lac

19 logements collectifs **MONTRIOND**



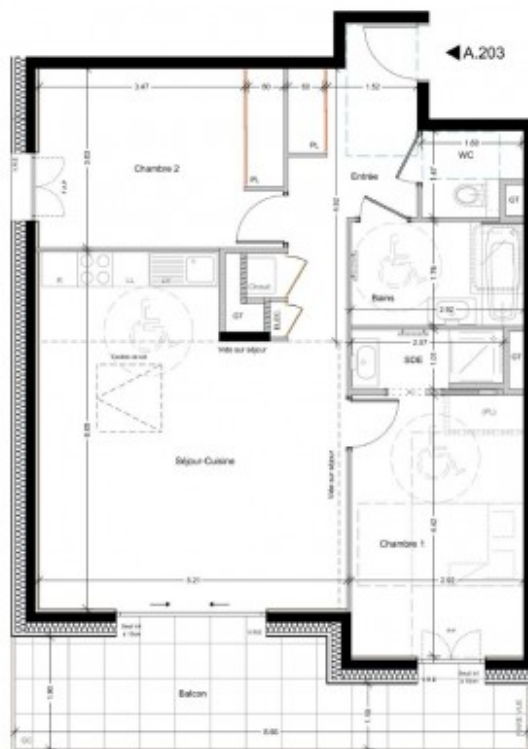
APPARTEMENT DE 3 PIECES

N° A.202 au 2^{ème} étage + combles

Pièces	Surfaces Habitable	Surfaces Totales
Entrée + pl.	8.56 m ²	
Séjour-Cuisine	33.51 m ²	
Chambre 1	12.98 m ²	
SDE	4.89 m ²	
WC 1	2.28 m ²	
Chambre 2 + pl.	21.29 m ²	5.48 m ²
CM	14.54 m ²	0.37 m ²
Bains	7.82 m ²	
WC 2	1.75 m ²	
Totale Habitable	107.02 m²	0.85 m ²
Balcon 1	13.76 m ²	
Balcon 2	10.05 m ²	



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N° B.921 au 1^{er} étage

Pièces	Surfaces habitables
Entrée + pl.	6.63 m²
Séjour-Cuisine	26.54 m²
Chambre 1	12.91 m²
SDE	2.41 m²
Chambre 2	9.90 m²
Bains	5.14 m²
WC	2.28 m²
Surface Totale Habitable	64.01 m²
Balcon	31.51 m²



1-1	Form number	10	Plaintiff	11	Date received
1-2	Contract stage name	12	Law number	13	Notes received
1-3	Form number	14	Managerial	15	Notes received
1-4	Form number	16	Law number	17	Formulated notes
1-5	Form number	18	Law number	19	Form

Nota: Para más información: Los resultados están disponibles en línea gracias a la participación de los miembros técnicos de Facebook, así como de nuestros miembros de la comunidad, como analistas, diseñadores, científicos de datos y UX. Para profundizar en las estadísticas, visite el sitio de los datos de Facebook o el sitio de los datos de la comunidad de Facebook. Los datos de la comunidad de Facebook se actualizan cada hora y los datos de los miembros de la comunidad de Facebook se actualizan cada hora. Los datos de los miembros de la comunidad de Facebook se actualizan cada hora y los datos de los miembros de la comunidad de Facebook se actualizan cada hora.



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