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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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Appts. L'Alpée, T3

Montriond, Morzine, Portes Du Soleil

495 000 €uros



Contact

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Key Features

Price	495 000 Euros
Status	FOR SALE
Last updated	13/04/2026
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 (505,000€) 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 (860,000€) 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 (620,000€) 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 (495,000€) 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.

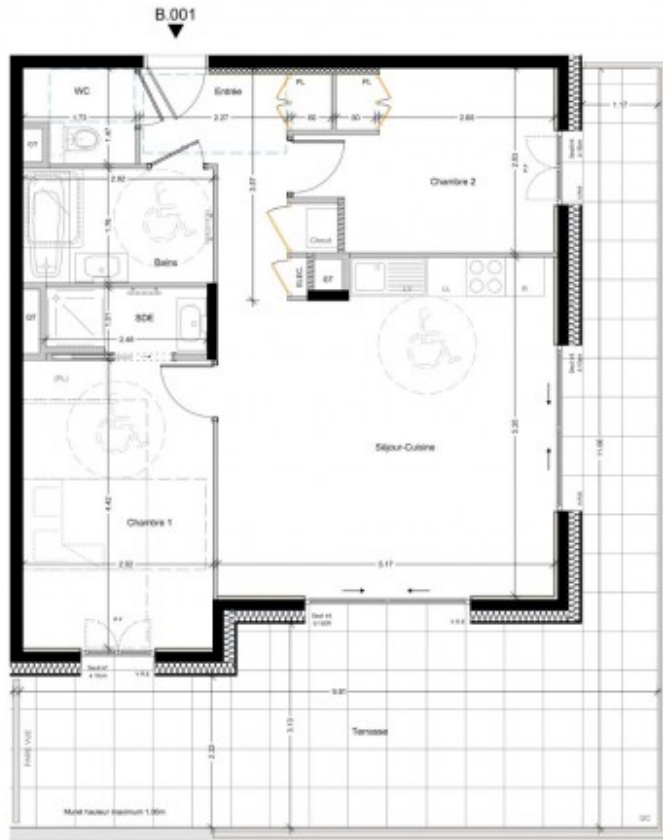
Appt B101 (510,000€) is located on the first floor of the residence. It has two bedrooms, one with en suite shower room and access onto the balcony, and there is a further bathroom with room for a bathtub, and a separate WC. The kitchen and living area is open plan and generously proportioned at 25.54m², 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.



PT	Porte boisée	PL	Placard	BT	Bain toilette
P.P	Porte alu pvc	LP	Lacat alu pvc	ELC	Tableau électrique
+	Facile d'accès	RP	Régulateur	MS	Meuble salle de bain
W.C	Toilette séparée	LS	Lacat bois	TP	Tapis posé, colle
SC	Garage				

Note: Pour les travaux, des modifications sont susceptibles d'être apportées à ce plan en fonction des nécessités techniques de réalisation, sans préjudice de la destination prévue aux dispositions. Les conditions, modalités, échéances d'itérations, risques de retard sur les dates contractuelles de livraison ne sont pas garanties. Toute modification technique ne sera pas facturée. Les surfaces indiquées sont approximatives. Les mesures de montage d'équipement (meuble, tapis) ne sont pas indiquées. Les surfaces des parties en bois sont indiquées sans finition. Les plans de la légende indiquent les lieux de montage et de pose de l'équipement. Les mesures sont en mètres. Les surfaces indiquées sont approximatives. Les mesures de montage d'équipement (meuble, tapis) ne sont pas indiquées. Les surfaces des parties en bois sont indiquées sans finition. Les plans de la légende indiquent les lieux de montage et de pose de l'équipement. Les mesures sont en mètres.



L'Alpée

Route du Lac
19 logements collectifs **MONTRIOND**



APPARTEMENT DE 3 PIECES

N° B.001 au RDC

Pièces	Surfaces Habitable
Entrée + pl.	8,53 m ²
Séjour-Cuisine	25,54 m ²
Chambre 1	12,91 m ²
SDE	2,41 m ²
Chambre 2 + pl.	9,90 m ²
Bains	5,14 m ²
WC	2,28 m ²
Surface Totale Habitable	64,81 m²
Terrasse	38,01 m ²



PLAN DE COMMERCIALISATION - 24 JUILLET 2023







Proche du cœur de village
A proximité de la Suisse et de l'axe autoroutier

LES GETS CLUSES GENEVE

L'ALPÉE

MONTRIOND centre

MORZINE / AVORIAZ DOMAINE SKIABLE

LES LINDARETS DOMAINE SKIABLE

LAC DE MONTRIOND

COMMERCES 10 MN

MORZINE 5 MN

PISTES DE SKI 10 MN

A40 / CLUSES 30 MN

GENEVE 1 H 15

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P.1	Pare béton	PL	Placard	SP	Salle technique
F.A.P	Ferme alège porte	LP	Lise vitrée	SAO	Totems sanitaires
W	Toilette mécanique	M	Mécanisme	SAO	Sanitaires
V.S.E	Ventilation Mécanique	L	Lave linge	SAO	Plancher acoustique
GC	Grille grille			SAO	Plancher acoustique
				SAO	Plancher acoustique
				SAO	Plancher acoustique

NOTES : Pour les renseignements, voir le plan de situation des appartements et le plan de situation des appartements techniques du bâtiment. Pour les renseignements complémentaires, voir les documents techniques, notamment l'ET (voir annexes). Les données indiquées sur ce plan sont des données d'ordre indicatif et ne doivent pas être utilisées pour des travaux de construction. Les données indiquées sur ce plan sont des données d'ordre indicatif et ne doivent pas être utilisées pour des travaux de construction. Les données indiquées sur ce plan sont des données d'ordre indicatif et ne doivent pas être utilisées pour des travaux de construction.



L'Alpée

Route du Lac
19 logements collectifs **MONTRIOND**



APPARTEMENT DE 3 PIÈCES	
N° B.101 au 1 ^{er} étage	
Pièces	Surfaces habitables
Entrée + pl.	6.83 m ²
Séjour-Cuisine	25.54 m ²
Chambre 1	12.91 m ²
SCB	2.41 m ²
Chambre 2	9.90 m ²
Bains	5.14 m ²
WC	2.28 m ²
Surfaces Totale Habitables	54.81 m²
Balcons	31.51 m ²



PLAN DE COMMERCIALISATION - 24 JUILLET 2025