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## **Appts. L'Alpée, T3**

**Montriond, Morzine, Portes Du Soleil**

**520 000 €uros**



## **Contact**

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

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# Key Features

<b>Price</b>	520 000 €uros
<b>Status</b>	FOR SALE
<b>Last updated</b>	03/02/2026
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Morzine
<b>Village</b>	Montriond
<b>Bedrooms</b>	2
<b>Bathrooms</b>	2
<b>Floor area</b>	64.8 m <sup>2</sup>
<b>Heating</b>	Gas
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1.5 km
<b>Nearest shops</b>	350 m
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Number of lots</b>	19
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	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 51m<sup>2</sup>, up to €1 045,000 for the largest four-bedroom, three-bathroom penthouse property with a surface area of 110,8m<sup>2</sup>. 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 25.75m<sup>2</sup>, with two sets of patio doors leading from the living area on to the generous 30m<sup>2</sup> wrap-around balcony. The total surface area of the apartment is 65.39m<sup>2</sup>.

**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 33.51m<sup>2</sup>, with access via patio doors to the balcony of almost 14m<sup>2</sup>, and a vaulted ceiling into the roof area. The first bedroom is also on this level, with access to a second balcony of 10m<sup>2</sup>, 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 107.02m<sup>2</sup>.

**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 28.25m<sup>2</sup>, with a patio doors leading from the living area on to the balcony of almost 14m<sup>2</sup>. The total surface area of the apartment is 72.72m<sup>2</sup>.

**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 25.5m<sup>2</sup>, with patio doors on two sides leading on to the 38m<sup>2</sup> terrace. The total surface area of the apartment is 64.81m<sup>2</sup>.

**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 25.54m<sup>2</sup>, with a patio doors leading from the living area on to the superb wrap-around balcony of 31.5m<sup>2</sup>. The total surface area of the apartment is 64.81m<sup>2</sup>.

[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.



FF	Porte fenêtre	IR	Refrig.	GT	Garage/terrasse
FAF	Fenêtre à cadre plein	IS	Lave vaisselle	ELEC	Télécommande
FC	Fenêtre coulissante	R	Réfrigérateur	WIFI	Écran tactile
FE	Porte coulissante	IS	Lave linge	---	Porte pliante, vitre
GC	Porte coulissante	IS	---	---	Porte



NORD

PLAN DE COMMERCIALISATION - 26 JUILLET 2029

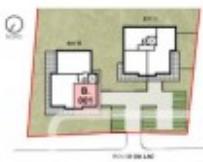
**L'Alpée** Route du Lac  
19 logements collectifs **MONTRIOND**



### APPARTEMENT DE 3 PIECES

N° 81.001 au RDC

Pièces	Surfaces Habitable
Entrée + pl.	6.63 m <sup>2</sup>
Séjour-Cuisine	25.54 m <sup>2</sup>
Chambre 1	12.91 m <sup>2</sup>
80E	2.41 m <sup>2</sup>
Chambre 2 + pl.	9.90 m <sup>2</sup>
Bains	5.14 m <sup>2</sup>
WC	2.28 m <sup>2</sup>
<b>Surface Totale Habitable</b>	<b>64.81 m<sup>2</sup></b>
Terrasse	38.01 m <sup>2</sup>









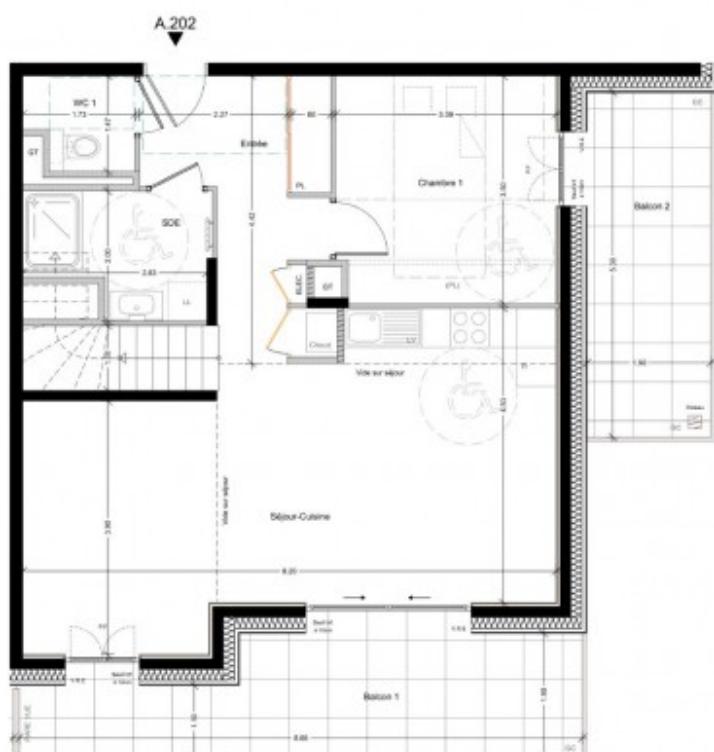
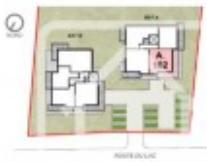
**L'Alpée** Route du Lac  
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### APPARTEMENT DE 3 PIÈCES

N° A.102 au 1<sup>er</sup> étage

Pièces	Surfaces Habitable
Entrée + pl.	6.82 m <sup>2</sup>
Séjour-Cuisine	25.75 m <sup>2</sup>
Chambre 1	12.91 m <sup>2</sup>
SDE	2.41 m <sup>2</sup>
Chambre 2 + pl.	10.08 m <sup>2</sup>
Bains	5.14 m <sup>2</sup>
WC	2.26 m <sup>2</sup>
<b>Surface Totale Habitable</b>	<b>63.39 m<sup>2</sup></b>
Balcon	30.06 m <sup>2</sup>



## NIVEAU BAS

**L'Alpée** Route du Lac  
19 logements collectifs **MONTRIOND**



**APPARTEMENT DE 3 PIECES** (► Coin montagnes)

N° A 282 au 2<sup>ème</sup> étage + combles

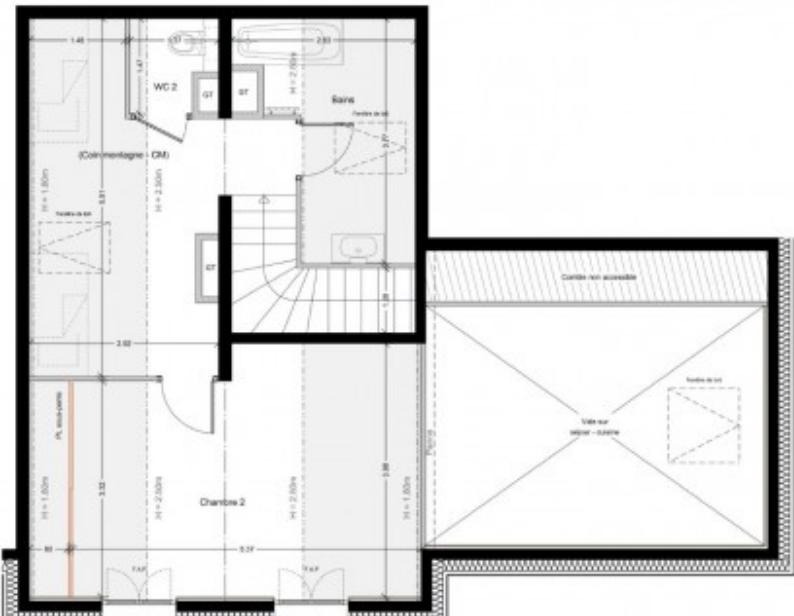
Pelouse	Surfaces Habitables	Surfaces Hr <10.80m <sup>2</sup>
Entrée + pl.	8.56 m <sup>2</sup>	
Séjour-Cuisine	33.51 m <sup>2</sup>	
Chambre 1	12.38 m <sup>2</sup>	
SDIE	4.89 m <sup>2</sup>	
WC 1	2.28 m <sup>2</sup>	
Chambre 2 + pl.	21.29 m <sup>2</sup>	0.48 m <sup>2</sup>
CMI	14.54 m <sup>2</sup>	0.37 m <sup>2</sup>
Baies	7.82 m <sup>2</sup>	
WC 2	1.75 m <sup>2</sup>	
<b>Total Habitable</b>	<b>107.02 m<sup>2</sup></b>	0.85 m <sup>2</sup>
Balcon 1	13.76 m <sup>2</sup>	
Balcon 2	10.05 m <sup>2</sup>	



• P.I.	Virus suisse	1%	Phacot	67	Geste normalisé
• E.A.P.	Escherichia coli	1,5%	Uro-444488	10/61	Geste normalisé
• +	Virus coxsackie	6%	Température	10/61	Geste normalisé
• E.R.E.	Virus rotavirus	1,1%	Uro-1008	10/61	Geste normalisé



BRUNDE PONTECORVO ISATION - 24 JULY ET 2006

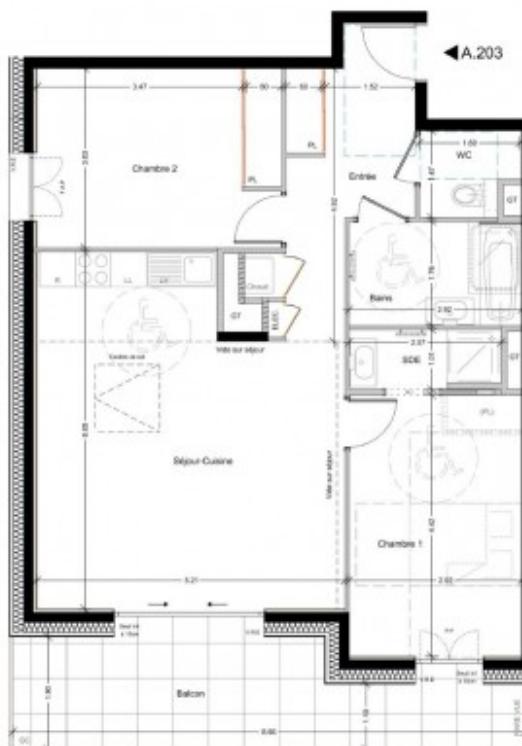


## NIVEAU HAUT

• P	Polymerase	PL	Plasmid	OT	Open technique
• P.L.P.	Positive light passes	UV	Lam. resists	ELC	Trans. electron
• •	Positive/negative	R	Resists	TEM	Negative
• C.L.	Cross linked structure	LG	Linkage	—	Fixation/softfix
• C	Constitutive			—	Pass



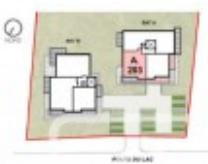
PLAN DE COMMERCIALISATION - 26 JUILLET 2005



**L'Alpée** Route du Lac  
19 logements collectifs **MONTRIOND**



APPARTEMENT DE 3 PIÈCES	
N° A.203 au 2 <sup>ème</sup> étage	
Pièces	Surfaces Habitable
Entrée + pl.	9,04 m <sup>2</sup>
Séjour-Cuisine	29,25 m <sup>2</sup>
Chambre 1	12,91 m <sup>2</sup>
SDE	2,60 m <sup>2</sup>
Chambre 2 + pl.	12,50 m <sup>2</sup>
Balcons	5,14 m <sup>2</sup>
WC	2,26 m <sup>2</sup>
<b>Surface Totale Habitable</b>	<b>72,72 m<sup>2</sup></b>
<b>Réductions</b>	<b>9,36 m<sup>2</sup></b>



PP	Polypropylene	R	Recessed	GT	Outer technique
F.A.R.	Flexible Alumin. Foil	UV	Low reflect.	ELC	Thinner thickness
■ ■	Polyester substrate	R	Refrigerated		Never removable
S.E.	Very robust structure	IS	Low weight		Fast assembly with
SG	Self-adhesive				Press



PLAN DE COMMERCIALISATION - 26 JUIN 2005



**L'Alpée** Route du Lac  
19 logements collectifs **MONTRIOND**

19 logements collectifs MONTRIOND



### APPARTEMENT DE 3 PIÈCES

N° B.101 au 1<sup>er</sup> étage

Pièces	Surface Habitable
Entrée + pt.	6.63 m <sup>2</sup>
Séjour-Cuisine	25.54 m <sup>2</sup>
Chambre 1	12.91 m <sup>2</sup>
SDE	2.41 m <sup>2</sup>
Chambre 2	9.90 m <sup>2</sup>
Bains	5.14 m <sup>2</sup>
WC	2.28 m <sup>2</sup>
<b>Surface Totale Habitable</b>	<b>64.81 m<sup>2</sup></b>
Balcon	31.51 m <sup>2</sup>



PLAN DE COMMERCIALISATION - 24 JUILLET 2025

0.1	Чистая выручка	10.	Население	57	Число жителей
0.15	Баланс чистой выручки	11.	Люди-важные	6500	Число важных людей
+	Баланс чистой выручки	12.	Население	1000	Число населения
0.15	Баланс чистой выручки	13.	Люди-важные	1000	Число важных людей
0.2	Баланс чистой выручки	14.	Население	1000	Число населения

