



# 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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## Appts. L'Alpée, T4

**Montriond, Morzine, Portes Du Soleil**

**1 025 000 €uros**



## Contact

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

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# Key Features

<b>Price</b>	1 025 000 Euros
<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>	3
<b>Bathrooms</b>	2
<b>Floor area</b>	113 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 4 bedroom apartment:-

## **Appt B002**

Located on the ground floor of the residence. It has three bedrooms, one with en suite shower room and all with access onto the terrace, plus a 'coin montagne'. There is a second family bathroom, with space for a bathtub, and a separate wc. The entrance hall has a large walk-in cupboard for storage. The kitchen and living area is open plan and generously proportioned at 28.81m<sup>2</sup>, with a patio doors on two sides leading on to the superb wrap-around balcony of 52.56m<sup>2</sup>. The total surface area of the apartment is 96.36m<sup>2</sup>.

## **Appt B201**

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 33.6m<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 8m<sup>2</sup>, and there is also a bathroom and separate wc. Upstairs, the apartment has two further bedrooms, a generous 'coin montagne', and a second bathroom and separate wc. The total surface area of the apartment is 112.96m<sup>2</sup>.

[Appts. L'Alpée, T2 - 1 bedroom](#)

[Appts. L'Alpée, T3 - 2 bedroom](#)

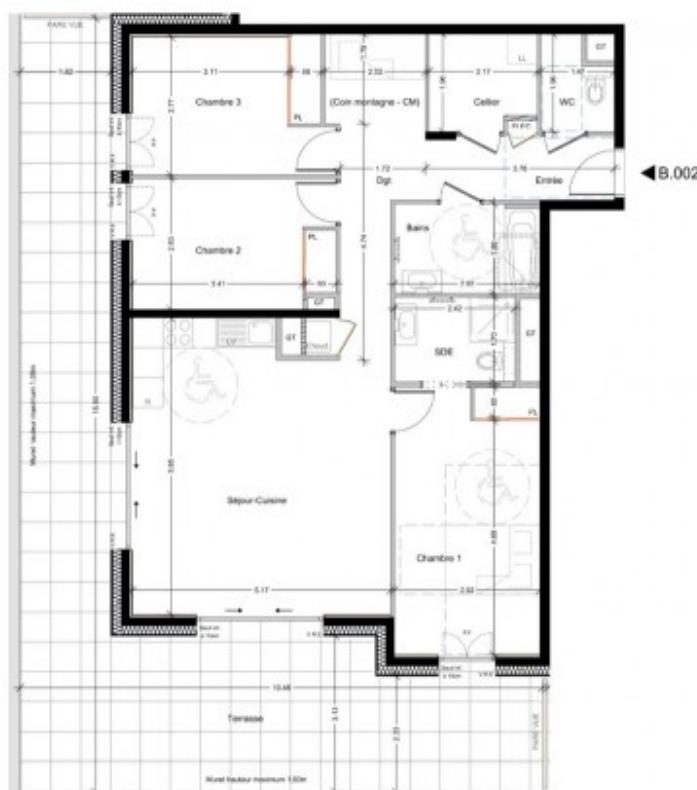
[Appts. L'Alpée, T5 - 4 bedroom](#)

The property is covered by the copropriété rules.





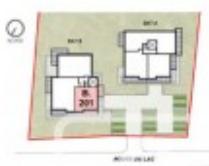




PLAN DE COMMERCIALISATION - 24 JUILLET 2023

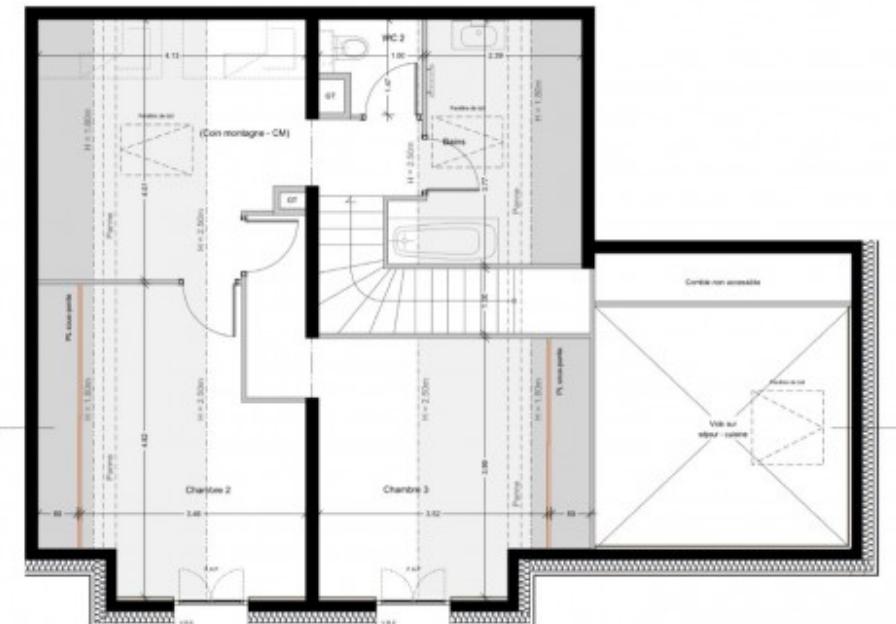


## NIVEAU BAS



0.0	Porto Bento	0.0	Porto	0.0	Porto Estrela
0.0	Porto Urge parar	0.0	Porto Urge	0.0	Porto Urge
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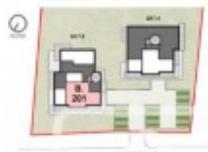
**L'Alpée** Route du Lac  
19 logements collectifs **MONTRIOND**



#### APPARTEMENT DE 4 PIECES (à Coix montagnol)

N° B.201 au 2<sup>ème</sup> étage + combles

Pièces	Surfaces Mobilisées	Surfaces (H + 1,80m)
Entrée + pl.	8,02 m <sup>2</sup>	
Séjour-Cuisine	33,60 m <sup>2</sup>	
Chambre 1	11,26 m <sup>2</sup>	
Douche	4,79 m <sup>2</sup>	
WC 1	2,26 m <sup>2</sup>	
Chambre 2 + pl.	13,80 m <sup>2</sup>	3,47 m <sup>2</sup>
Chambre 3 + pl.	15,57 m <sup>2</sup>	2,98 m <sup>2</sup>
CM	13,99 m <sup>2</sup>	3,61 m <sup>2</sup>
Bains	6,62 m <sup>2</sup>	2,98 m <sup>2</sup>
WC 2	2,03 m <sup>2</sup>	
Rérale Mobilisée	<b>112,96 m<sup>2</sup></b>	<b>12,85 m<sup>2</sup></b>



PLAN DE COMMERCIALISATION - 26 JUILLET 2025

FF	Porte-bébés	PS	Poussette	GE	Gate technique
FLP	Frein de siège bébé	UV	Lampe vacuole	ELC	Tablette électronique
→	Porte-voiture	R	Réfrigérateur	→	Siège voiture
VRS	Porte-vêtements-véhicule	UL	Lampe torche	→	Face pliante, 2 siège-chaise
GC	Guidonnette	—	—	—	—

