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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, T4

Montriond, Morzine, Portes Du Soleil

1 025 000 €uros



Contact

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Key Features

Price	1 025 000 Euros
Status	FOR SALE
Last updated	03/02/2026
Area	Portes Du Soleil
Location	Morzine
Village	Montriond
Bedrooms	3
Bathrooms	2
Floor area	113 m²
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 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 28.81m², with a patio doors on two sides leading on to the superb wrap-around balcony of 52.56m². The total surface area of the apartment is 96.36m².

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 33.6m², 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 8m², 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 112.96m².

[Appts. L'Alpée, T2 - 1 bedroom](#)

[Appts. L'Alpée, T3 - 2 bedroom](#)

[Appts. L'Alpée, T5 - 4 bedroom](#)

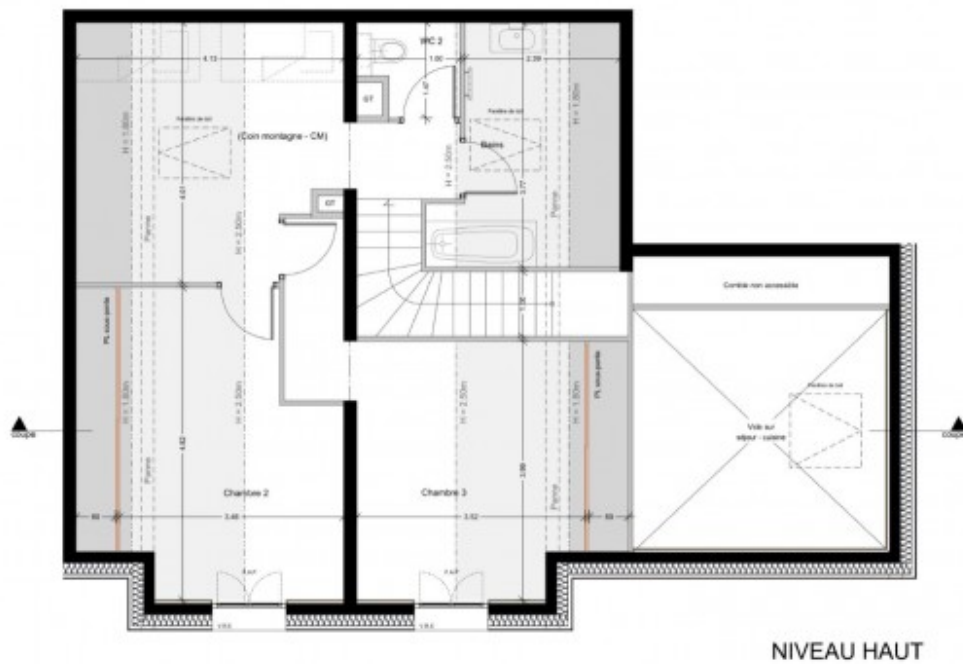
The property is covered by the copropriété rules.







	Pieces	Surfaces Mobilier	Surfaces Pl $\leq 1,60m$
Chambre 005	Entrée + pl.	9,02 m ²	
	Séjour-Cuisine	33,60 m ²	
	Chambre 1	11,26 m ²	
	Douche	4,79 m ²	
	WC 1	2,28 m ²	
	Chambre 2 + pl.	13,80 m ²	3,47 m ²
	Chambre 3 + pl.	15,57 m ²	2,90 m ²
	GM	13,99 m ²	3,41 m ²
	Bains	8,62 m ²	2,98 m ²
	WC 2	2,03 m ²	
	Placé Mobilier	112,96 m²	12,85 m²



NIVEAU HAUT

FF	Autoclient	PL	Reuzi	OT	Core technique
F.S.P	Random edge pass	UV	Low visual	ELC	Tailor-made
4.6	Randomly selected	R	Heterogeneous	industrial	Stitch marks
V.S.P	Visual marker distribution	UL	Low tags		Free pattern, off-the-shelf
GC	Geometric				3D

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PLAN DE COMMERCIALISATION - 26 JUILLET 2005