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# Appts. L'Alpée, T5

**Montriond, Morzine, Portes Du Soleil**

**1 045 000 €uros**



## Contact

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# Key Features

<b>Price</b>	1 045 000 €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>	4
<b>Bathrooms</b>	3
<b>Floor area</b>	110.8 m²
<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 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 apartments:-

**Appt A001**

Located on the ground floor of the residence. It has four bedrooms, and four bathrooms, one with a bathtub, and an additional separate wc. The kitchen and living area is open plan and generously proportioned at 27m<sup>2</sup>, with patio doors leading from the living area on to a 50m<sup>2</sup> terrace and private garden of around 80m<sup>2</sup>. The total surface area of the apartment is 117.19m<sup>2</sup>.

**Appt A201**

Located on the second floor of the residence. It has four bedrooms, two of which have en suite shower rooms, and there is a further family bathroom and two separate wcs. The kitchen and living area is open plan and very spacious at 31.39m<sup>2</sup>, with a large picture window and patio doors leading from the living area on to the 19m<sup>2</sup> balcony. Two of the bedrooms also share an additional balcony. The total surface area of the apartment is 110.81m<sup>2</sup>.

**Appt B202**

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 28.81m<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. There are three bedrooms on this level, one with en suite shower room and access to the main balcony, and the other two with access to a second shared balcony of 11.49m<sup>2</sup>. In addition, there is a second bathroom with space for a bathtub, a separate wc, and a large walk-in storage cupboard. A fourth bedroom is upstairs. The total surface area of the apartment is 106.33m<sup>2</sup>.

[Appts. L'Alpée, T2 - 1 bedroom](#)

[Appts. L'Alpée, T3 - 2 bedroom](#)

[Appts. L'Alpée, T4 - 3 bedroom](#)

The property is covered by the copropriété rules.











## N° A.001 au RDC

The site plan shows a building layout with a central corridor. A fire alarm control panel, labeled 'A', is located in the corridor. The plan also shows the building's entrance and the location of the fire alarm control panel (A) in the corridor.

[illegible][illegible]

N° A.201 au 2<sup>ème</sup> étage

A site plan diagram showing two main buildings labeled B010 and B011. Building B011 is highlighted in pink and contains a red area labeled A-201. The plan includes parking spaces indicated by green rectangles, a north arrow in the top left corner, and a street labeled AVENUE L at the bottom.[illegible]

