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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, T5

Montriond, Morzine, Portes Du Soleil

833 000 €uros



Contact

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Key Features

Price	833 000 Euros
Status	FOR SALE
Last updated	14/04/2026
Area	Portes Du Soleil
Location	Morzine
Village	Montriond
Bedrooms	4
Bathrooms	3
Floor area	110.8 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 4 bedroom apartments:-

Appt A001 (833,000€)

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 27m², with patio doors leading from the living area on to a 50m² terrace and private garden of around 80m². The total surface area of the apartment is 117.19m².

Appt A201 (995,000€)

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 31.39m², with a large picture window and patio doors leading from the living area on to the 19m² balcony. Two of the bedrooms also share an additional balcony. The total surface area of the apartment is 110.81m².

Appt B202 (925,000€)

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 28.81m², with access via patio doors to the balcony of almost 14m² 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 11.49m². 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 106.33m².

[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.







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

LES GETS CLUSES GENEVE

LES LINDARETS
DOMAINE SKIABLE

LAC DE MONTRIOND

Touffe du Druon/Doit

L'ALPÉE

MONTRIOND centre

MORZINE / AVORIAZ
DOMAINE SKIABLE

Lac de Montriond

COMMERCES 10 MN

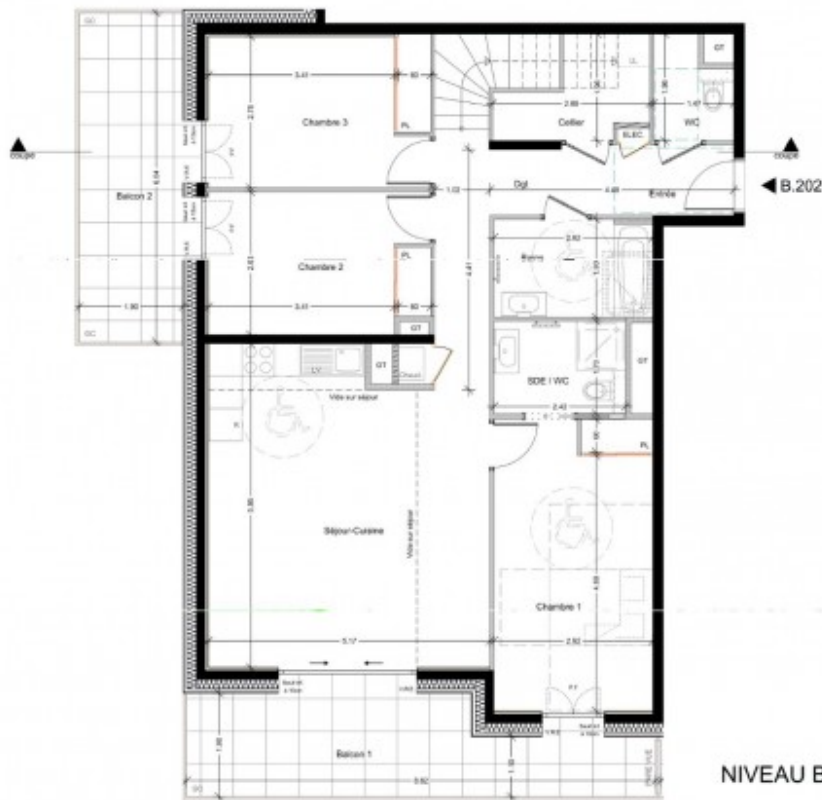
MORZINE 5 MN

PISTES DE SKI 10 MN

A40 / CLUSES 30 MN

GENEVE 1 H 15

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NIVEAU BAS

P.F.	Pierre brute	P.L.	Pisier	OT	Cave boisée
F.S.P.	Faïence céglé jaune	L.C.	Lacis carrelé	S.D.C.	Tapis boisé
M.S.	Mosaïque	R.	Régence	S.M.	Sol en bois
V.M.	Vitrail	L.	Lacis	P.A.	Pave pierre, ardoise
CC.	Carré				

Notes: Pour les combles: Les modifications sont susceptibles d'être apportées à la plan en fonction des données techniques du fabricant, tel qu'il se présente au moment de la commande. Les modifications sont susceptibles d'être apportées à la plan en fonction des données techniques du fabricant, tel qu'il se présente au moment de la commande. Les modifications sont susceptibles d'être apportées à la plan en fonction des données techniques du fabricant, tel qu'il se présente au moment de la commande.



L'Alpée

Route du Lac
19 logements collectifs **MONTRIOND**



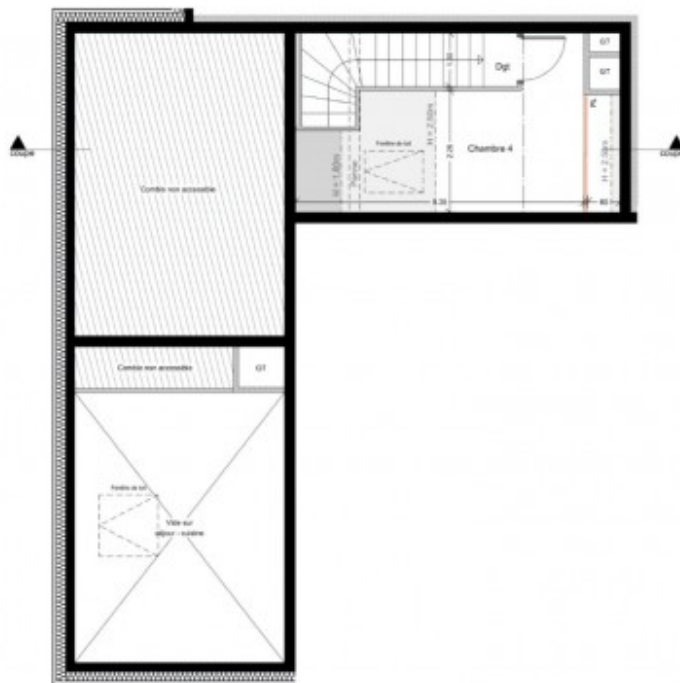
APPARTEMENT DE 5 PIÈCES

N° 5.202 au 2^{ème} étage + combles

Pièces	Surfaces	
	Habitable	HT + 1,80m
Entrée	2,78 m ²	
Dgi	8,30 m ²	
Séjour-Cuisine	28,81 m ²	
Chambre 1 + pl.	15,60 m ²	
SDE / WC	4,11 m ²	
Chambre 2 + pl.	10,45 m ²	
Chambre 3 + pl.	11,31 m ²	
Bains	5,20 m ²	
WC	2,47 m ²	
Cellier	4,05 m ²	
Dgi	0,54 m ²	
Chambre 4 + pl.	12,61 m ²	1,29 m ²
Totale Habitable	106,33 m²	1,29 m ²
Balcon 1	13,69 m ²	
Balcon 2	11,49 m ²	



PLAN DE COMMERCIALISATION - 24 JUILLET 2025



NIVEAU HAUT

P.F.	Pierre brute	P.L.	Pisier	OT	Cave boisée
F.S.P.	Faïence céglé jaune	L.C.	Lacis carrelé	S.D.C.	Tapis boisé
M.S.	Mosaïque	R.	Régence	S.M.	Sol en bois
V.M.	Vitrail	L.	Lacis	P.A.	Pave pierre, ardoise
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L'Alpée

Route du Lac
19 logements collectifs **MONTRIOND**



APPARTEMENT DE 5 PIÈCES

N° B.202 au 2^{ème} étage + combles

Pièces	Surfaces	
	Habitable	HT + 1,80m
Entrée	2,78 m ²	
Dgi	8,30 m ²	
Séjour-Cuisine	28,81 m ²	
Chambre 1 + pl.	15,60 m ²	
SDE / WC	4,11 m ²	
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