



# 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, T5

**Montriond, Morzine, Portes Du Soleil**

**1 045 000 €uros**



## Contact

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

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# Key Features

|                                 |                      |
|---------------------------------|----------------------|
| <b>Price</b>                    | 1 045 000 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>                 | 4                    |
| <b>Bathrooms</b>                | 3                    |
| <b>Floor area</b>               | 110.8 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 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 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**

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**

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.









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

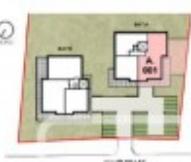
19 logements collectifs MONTRIOND



## APPARTEMENT DE 5 PIECES

N° A.001 au RDC

| Pelées                             | Surfaces Habitables         |
|------------------------------------|-----------------------------|
| Entrée + pl.                       | 13.93 m <sup>2</sup>        |
| Séjour-Cuisines                    | 27.07 m <sup>2</sup>        |
| Chambre 1                          | 12.91 m <sup>2</sup>        |
| SDE 1                              | 2.39 m <sup>2</sup>         |
| Chambre 2                          | 9.08 m <sup>2</sup>         |
| Chambre 3 + pl.                    | 16.69 m <sup>2</sup>        |
| SDE 2                              | 3.05 m <sup>2</sup>         |
| Chambre 4 + pl.                    | 19.46 m <sup>2</sup>        |
| SDE 3                              | 3.85 m <sup>2</sup>         |
| Bains                              | 5.14 m <sup>2</sup>         |
| H/C                                | 2.82 m <sup>2</sup>         |
| <b>Surfaces Totales Habitables</b> | <b>117.19 m<sup>2</sup></b> |
| Terrasse                           | 63.69 m <sup>2</sup>        |
| Jardin privatif                    | 78.43 m <sup>2</sup>        |



PLAN DE COMMERCIALISATION - 26 JUILLET 2029



**L'Alpée** Route du Lac  
MONTRIOND

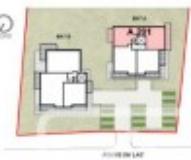
19 logements collectifs MONTRIOND



#### APPARTEMENT DE 4 PIÈCES

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| Pièces                   | Surfaces Habitable          |
|--------------------------|-----------------------------|
| Entrée + pl.             | 5,46 m <sup>2</sup>         |
| Dgr                      | 8,49 m <sup>2</sup>         |
| Séjour-Cuisine           | 31,39 m <sup>2</sup>        |
| Chambre 1 + pl.          | 19,95 m <sup>2</sup>        |
| SDE 1                    | 2,22 m <sup>2</sup>         |
| Chambre 2 + pl.          | 9,19 m <sup>2</sup>         |
| Chambre 3 + pl.          | 14,38 m <sup>2</sup>        |
| Chambre 4                | 12,12 m <sup>2</sup>        |
| SDE 2                    | 3,92 m <sup>2</sup>         |
| Bains                    | 4,81 m <sup>2</sup>         |
| WC 1                     | 1,94 m <sup>2</sup>         |
| WC 2                     | 1,31 m <sup>2</sup>         |
| Ceillier                 | 4,01 m <sup>2</sup>         |
| Surface Totale Habitable | <b>119,61 m<sup>2</sup></b> |
| Balcon 1                 | 19,15 m <sup>2</sup>        |
| Balcon 2                 | 9,70 m <sup>2</sup>         |



PLAN DE COMMUNICACIÓN - 26 JULIO 2018

|         |                             |     |              |    |                          |
|---------|-----------------------------|-----|--------------|----|--------------------------|
| 0.0     | Interactions                | PI  | Present      | OF | Same technology          |
| 0.1-0.2 | Reactive strategic planning | IV  | Low priority | SI | External technology      |
| 0.3-0.5 | Proactive continuous        | III | Hedgehog     | SI | Native continuous        |
| 0.6-0.8 | Value creation strategic    | II  | Long range   | SI | Future potential culture |
| 0.9     | Generations                 |     |              |    | PI                       |

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The logo for NORD, featuring a stylized 'N' inside a circle.

