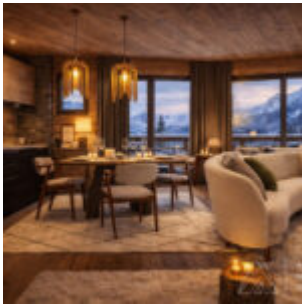




AGENCE
MY HOME
in the Alps

Appartement neuf d'une chambre – Montriond – Proche Morzine – Les Portes du Soleil

Price : 405 000€



Located in the heart of the charming village of Montriond, L'ALPEE is an exclusive new residence combining traditional Alpine architecture with high-quality contemporary living. Made up of two elegant chalet-style buildings, the development offers a selection of apartments from 1 to 4 bedrooms, designed with refined materials and carefully crafted finishes.

Apartment B102 is located on the first floor of Building B and offers a total surface area of 50.97 m². The property includes one bedroom, a bright open-plan living and kitchen area of 24.43 m², a bathroom, and a separate WC. A spacious 15.29 m² balcony completes the apartment and provides the perfect space to enjoy the surrounding mountain setting.

The apartment will benefit from premium finishes and fully customisable interiors, with a wide choice of high-end materials and options allowing buyers to create a home tailored to their own style and preferences.

A private underground parking space and a cellar are also included with the property.

Ideally situated on the road leading to Montriond Lake and only moments from the village centre, L'ALPEE enjoys a sought-after location with open views across the valley and surrounding mountains.

A shuttle stop located close to the residence provides convenient access to the ski slopes of Avoriaz and the Portes du Soleil via Ardent, as well as Morzine village centre and the Morzine/Les Gets ski area.

Buying a new-build apartment at L'ALPEE also comes with several advantages, including reduced notary fees of approximately 2.5%, compliance with the latest RE2020 construction standards, and a 10-year structural warranty offering long-term peace of mind for your investment.

Under certain conditions, buyers may also benefit from the possibility of reclaiming the full 20%

VAT amount. We would be delighted to provide further information regarding the rental potential and investment opportunities within the residence.

Please note: the images shown are intended to illustrate the quality and architectural style of the developer's previous projects.

Fees to be paid by the seller. In a condominium of 19 lots. No ongoing proceedings. DPE in progress. Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Bedrooms :1

Bathrooms :1

Surface area (m2) :50.97

Price :405 000€

PRESENTATION OF THE PROPERTY

Price :405 000

Charges mensuelles :0.00

Situation :Montriond

Exposure :Est, Nord

Year of construction :2026

Type of heating :Chauffage au individuel électrique

PARTS

Number of main parts :2

Bedrooms :1

Bathrooms :1

WC in bathroom(s) :1

Number floors are :1

MOVE

Covered parking spots :1

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