



AGENCE
MY HOME
in the Alps

Appartement 3 chambres et cabine - Montriond

Price : 995 000€



Nestled in the heart of the village of Montriond, L'ALPEE offers an elegant lifestyle within a privileged Alpine setting. Composed of two refined chalet-style buildings, this high-end residence features apartments from 1 to 4 bedrooms, combining contemporary architecture with premium materials and carefully crafted finishes.

Duplex apartment B201 is located on the second and top floor of Building B and offers a total surface area of 112.96 m². This spacious property features three bedrooms and a mountain corner sleeping area, a large open-plan living and kitchen area of 33.60 m², two bathrooms, and two separate WCs. Two balconies measuring 13.69 m² and 8.02 m² extend the living spaces and provide the perfect setting to enjoy the open mountain views.

The apartment will benefit from premium specifications and fully customisable interiors, with a wide range of high-end materials and finishes available to create a home tailored to your own style and preferences.

Two tandem underground parking spaces and a cellar are also included with the property. Ideally located on the road leading to Montriond Lake and just moments from the village centre, L'ALPEE enjoys a sought-after location with elevated views across the valley and surrounding mountains.

A nearby shuttle stop provides quick and convenient access to the Ardent ski lifts connecting to Avoriaz and the Portes du Soleil ski area, as well as Morzine village centre and the Morzine/Les Gets ski domain.

Purchasing 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 for long-term peace of mind.

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.

Floor plans and additional information are available upon request.

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 :3

Bathrooms :1

Surface area (m2) :112.96

Price :995 000€

PRESENTATION OF THE PROPERTY

Price :995 000

Charges mensuelles :0.00

Situation :Montriond

Exposure :Ouest, Nord

Year of construction :2026

Type of heating :Chauffage au individuel gaz

PARTS

Number of main parts :4

Bedrooms :3

Bathrooms :1

Shower(s) :1

WC in bathroom(s) :2

Private WC :1

Number floors are :2

MOVE

Covered parking spots :1

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