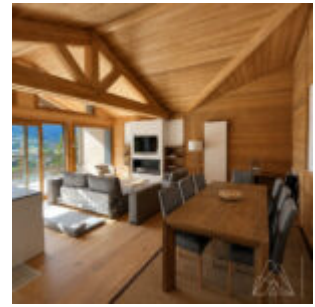




AGENCE
MY HOME
in the Alps

Appartement neuf d'une chambre - Montriond - Proche Morzine

Price : 420 000€



Located in the heart of the charming village of Montriond, L'ALPEE is an exclusive new residence made up of two elegant chalet-style buildings, combining authentic Alpine character with modern high-end living. The development offers a selection of apartments from 1 to 4 bedrooms, designed with refined materials and carefully considered finishes throughout.

Apartment A101 is situated on the first floor of Building A and offers a total surface area of 51.30 m². The apartment features one bedroom, a spacious open-plan living and kitchen area of 24.61 m², a bathroom, and a separate WC. A large 19.15 m² balcony extends the living space and provides the perfect setting to enjoy the surrounding mountain scenery.

The property will benefit from high-quality finishes and fully customisable interiors, allowing buyers to personalise materials and design details to create a home tailored to their own style and preferences.

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

Ideally positioned on the road leading to Montriond Lake and just moments from the village centre, L'ALPEE enjoys a peaceful yet convenient location with open views across the valley and surrounding mountains.

A nearby shuttle stop provides easy access to the Ardent ski lifts, connecting directly 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 property 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) :51.30
Price :420 000€

PRESENTATION OF THE PROPERTY

Price :420 000
Charges mensuelles :0.00
Situation :Montriond
Exposure :Sud, Ouest
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
Private WC :1
Number floors are :1

MOVE

Covered parking spots :1

MY HOME IN THE ALPS



AGENCE
MY HOME
in the Alps

315 rue du bourg,
74110 Morzine
Tél. : +33 (0) 9 54 76 22 30