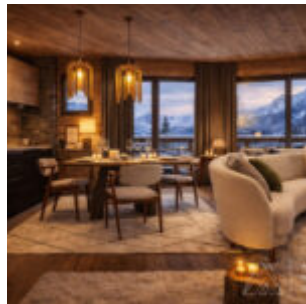
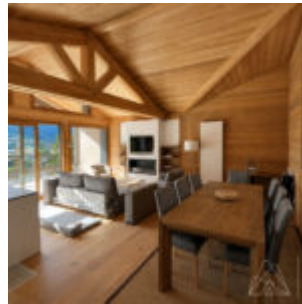




AGENCE
MY HOME
in the Alps

Appartement neuf en duplex de 2 chambres et coin montagne au dernier étage – Montriond – Proche Morzine

Price : 860 000€



L'ALPEE is a prestigious new development ideally located in the heart of Montriond village. Comprising two elegant chalet-style buildings with contemporary alpine architecture, the residence offers apartments ranging from one to four bedrooms, designed with high-quality materials and refined finishes.

Duplex apartment A202 is located on the top floor of Building A and offers a total surface area of 107.02 sqm. The property features two bedrooms, a mountain corner, a bright and spacious open-plan living area with kitchen and lounge of 33.51 sqm, along with two bathrooms and two separate WCs. Two balconies of 13.76 sqm and 10.05 sqm provide beautiful open views across the surrounding mountains and valley.

The apartment benefits from premium features and fully customisable interiors, allowing you to create a home tailored to your style and preferences. A private underground parking space and a cellar are also included.

Ideally positioned on the road leading to Montriond Lake, the residence enjoys immediate access to the village centre and its amenities. A nearby shuttle stop provides easy access to the slopes of Avoriaz, the Portes du Soleil ski area, as well as Morzine and Les Gets.

Purchasing a new-build property also allows you to benefit from reduced notary fees, the latest RE2020 construction standards and long-term structural guarantees for added peace of mind.

Depending on the rental scheme chosen, VAT recovery may also be possible.

Please note that the visuals shown are intended to illustrate the quality and style of the developer's previous projects and are non-contractual.

Fees to be paid by the seller. In a condominium. 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 :2

Bathrooms :1

Surface area (m2) :107.02

Price :860 000€

PRESENTATION OF THE PROPERTY

Price :860 000

Charges mensuelles :0.00

Situation :Montriond

Exposure :Ouest, Nord

Meublé

Year of construction :2026

Type of heating :Chauffage au individuel gaz

PARTS

Number of main parts :3

Bedrooms :2

Bathrooms :1

WC in bathroom(s) :2

Number floors are :2

MOVE

Covered parking spots :1

MY HOME IN THE ALPS



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