



TERRÉSENS
PROPRIÉTÉS

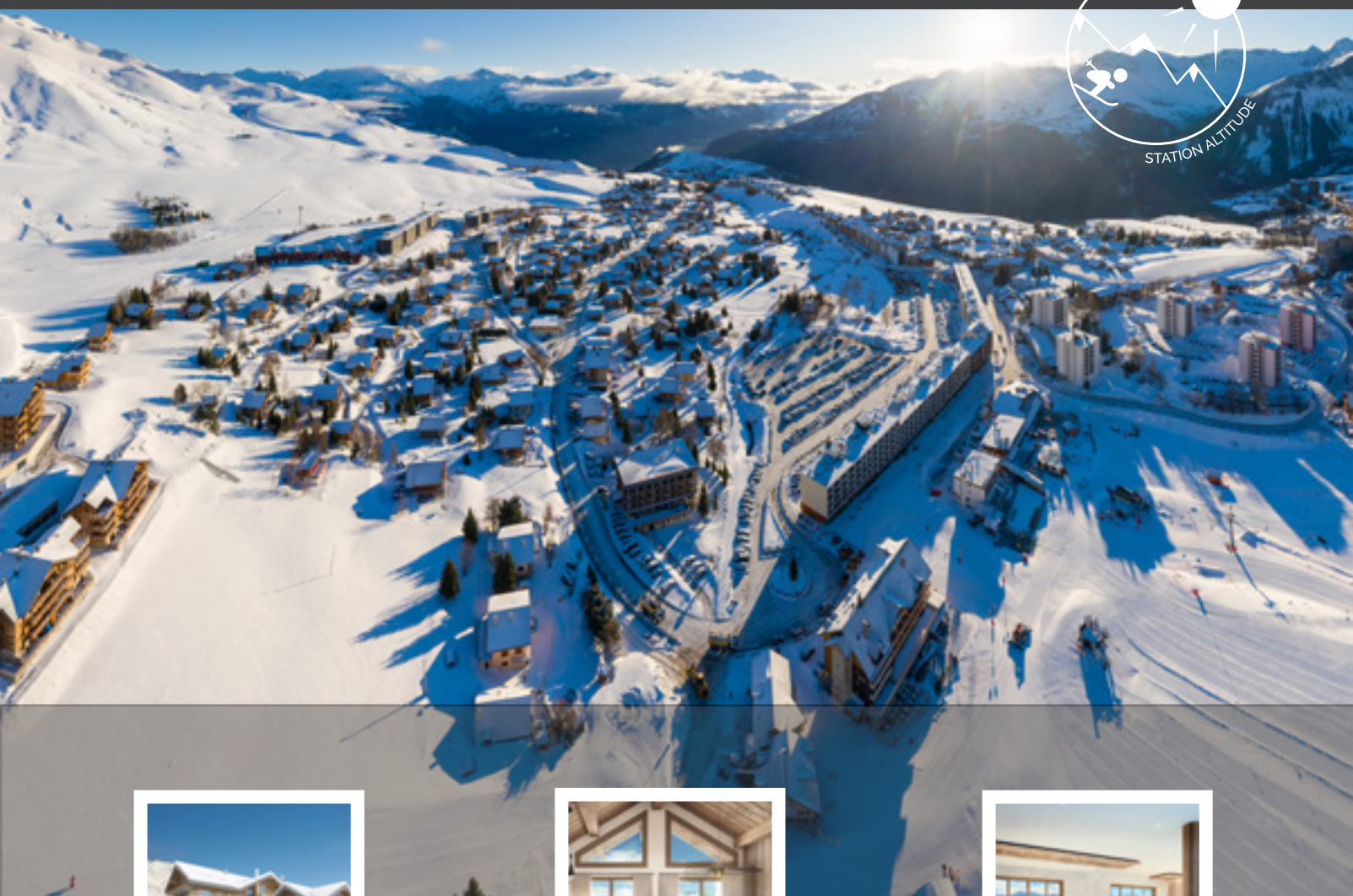


Le Caprice Blanc
La Toussuire (73)

LA TOUSSUIRE 1,750 m

• FRANCE (73300)

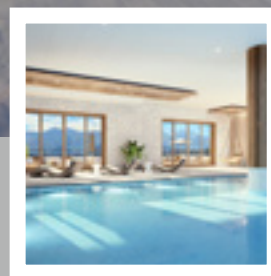
HIGH-ALTITUDE RESORT



Apartments
from studios (T1) to
four bedrooms (T5)



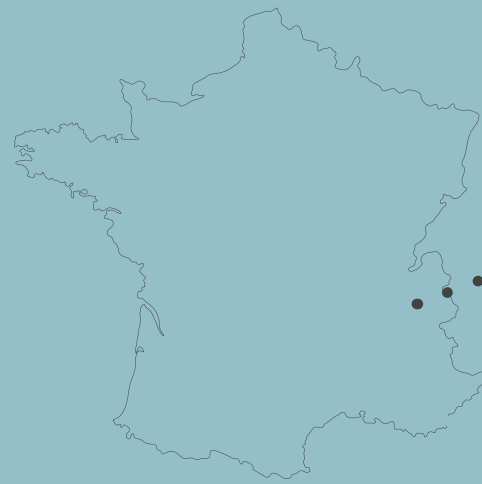
Top-of-the-range
amenities



Indoor pool, wellness
area

DOMAINE DES SYBELLES

LOCATION



Fontcouverte la Toussuire
Champ l'Eriscal
73300 la Toussuire



"Les Sybelles" ski resorts are located between 17 km and 25 km from two A43 motorway exits.

Exit no. 26 serves Saint-Colomban-des-Villards.

Exit no. 27 serves the resorts of Saint-Sorlin-d'Arves, Saint-Jean-d'Arves, Le Corbier, La Toussuire and Les Bottières.

Distances to "Les Sybelles" resorts are as follows:

Paris: 659 km
Lyon: 183 km
Geneva, Switzerland: 169 km
Grenoble: 113 km
Chambéry: 84 km



Several TGV and TER trains run to the SNCF stations in the Maurienne Valley each day.

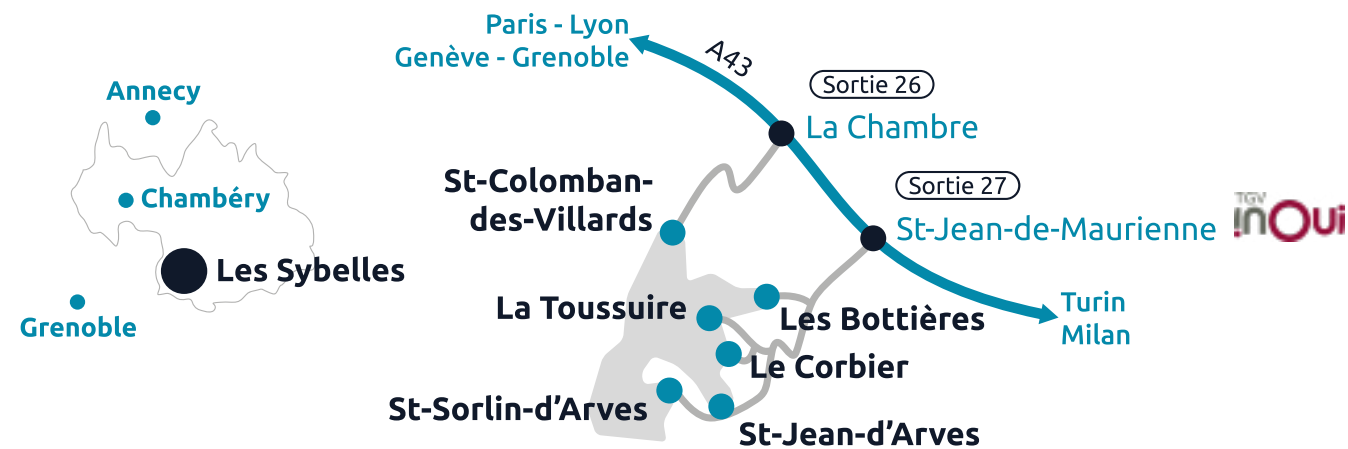
Maurienne:
Saint-Jean-de-Maurienne Arvan
Saint-Avre-La Chambre.

Regular bus lines run from the stations to the various "Les Sybelles" ski resorts daily.



Regular bus lines run from the Chambéry Airport to "Les Sybelles" ski resorts every Saturday.

Chambéry: 74 km
Grenoble: 149 km
Turin, Italy: 153 km
Lyon-Saint-Exupéry: 159 km
Geneva, Switzerland: 161 km



COMING SOON: The Trans Alpine Lyon-Chambéry-Turin project plans to link France to Italy through the Alps with the construction of 140 km of new lines between Lyon and Saint-Jean-de-Maurienne. This new route will be connected to the future international tunnel under the Alps. It should be in service by 2030.

BRIEF HISTORY

A Historic Resort in the French Alps

Nestled in the heart of the Maurienne Valley, the ski resort of La Toussuire attracts both families and top-level athletes. Its vast ski area and numerous outdoor activities make it an attractive destination in winter and summer alike: learn more about its history and its many attributes.

La Toussuire, the Birthplace of Ski Competitions and Winter Sports

The origins of the resort of La Toussuire date back to 1579. It was then a hamlet named "Tochière". In 1920, a ski resort was built on the Arvan-Villards massif. On 21 January 1923, the first official ski competition took place here. Then, in 1937, the resort inaugurated its first ski lift. Finally, in 1927, the town of Fontcouverte-la-Toussuire, to which the resort is attached, created an official ski club, which saw the first moves of the future Olympic champion Jean-Pierre Vidal.



LA TOUSSUIRE

A lively sun-drenched resort



A SHUTTLE NETWORK THAT SERVES THE RESORT

In the winter, the Blue Skibus serves the entire resort. During the school holidays, the Red Skibus provides further support and completes the circuit. The Yellow Shuttle runs to and from Le Corbier and La Toussuire. In the summer, this little tourist train definitely takes over!

This ideal service means that you can leave your car in the car park during your stay.



ALTITUDE
1,750 m to 2,620 m



LOCATION
Arvan-Villards massif



CHARACTERISTICS
Direct access to Les Sybelles
Guaranteed snowfall
Guaranteed ambiance



ACTIVITIES
Winter and Summer Resort
Multi-Activity Resort



ADDED BENEFITS
Les Sybelles ski lifts produce 0 CO² emissions.
The "Snowpy Mountain" fun area is great for families with children.

Located at an altitude of 1,750 m, the resort at La Toussuire benefits from exceptional sunshine, optimal snow cover and a 360° panoramic view.

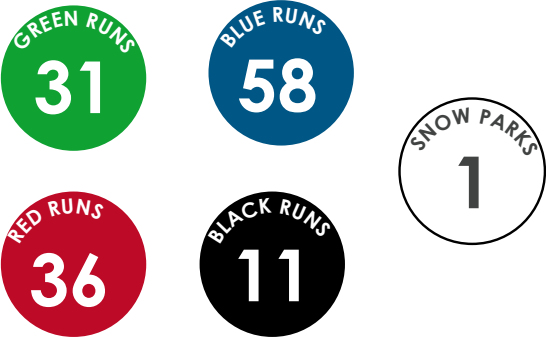
Open to large sunny spaces during the day, La Toussuire offers a wide range of accommodation and direct access to the ski area known as "Les Sybelles". Great panoramas of the Alps, short and technical as well as long slopes, a playground and a superb ski infrastructure makes it ideal for everyone. Sunshine, high-altitude terraces and numerous activities await you.

The reputation of this ski resort is largely due to its ski area, which links up to the 5 other Les Sybelles area resorts. More than 300 kilometres of slopes are available to beginners and amateurs alike. The resort also boasts a snow park and Nordic slopes for cross-country skiing. Situated at an altitude of 1,750 metres, the resort offers maximum sunshine and a panoramic view of the entire Maurienne Valley. Olympic champion Jean-Pierre Vidal, winner of the 2002 Salt Lake City Winter Games, also made his debut here.



SKIABLE AREA

Maurienne's largest ski area!



300 km of ski runs



136 ski runs

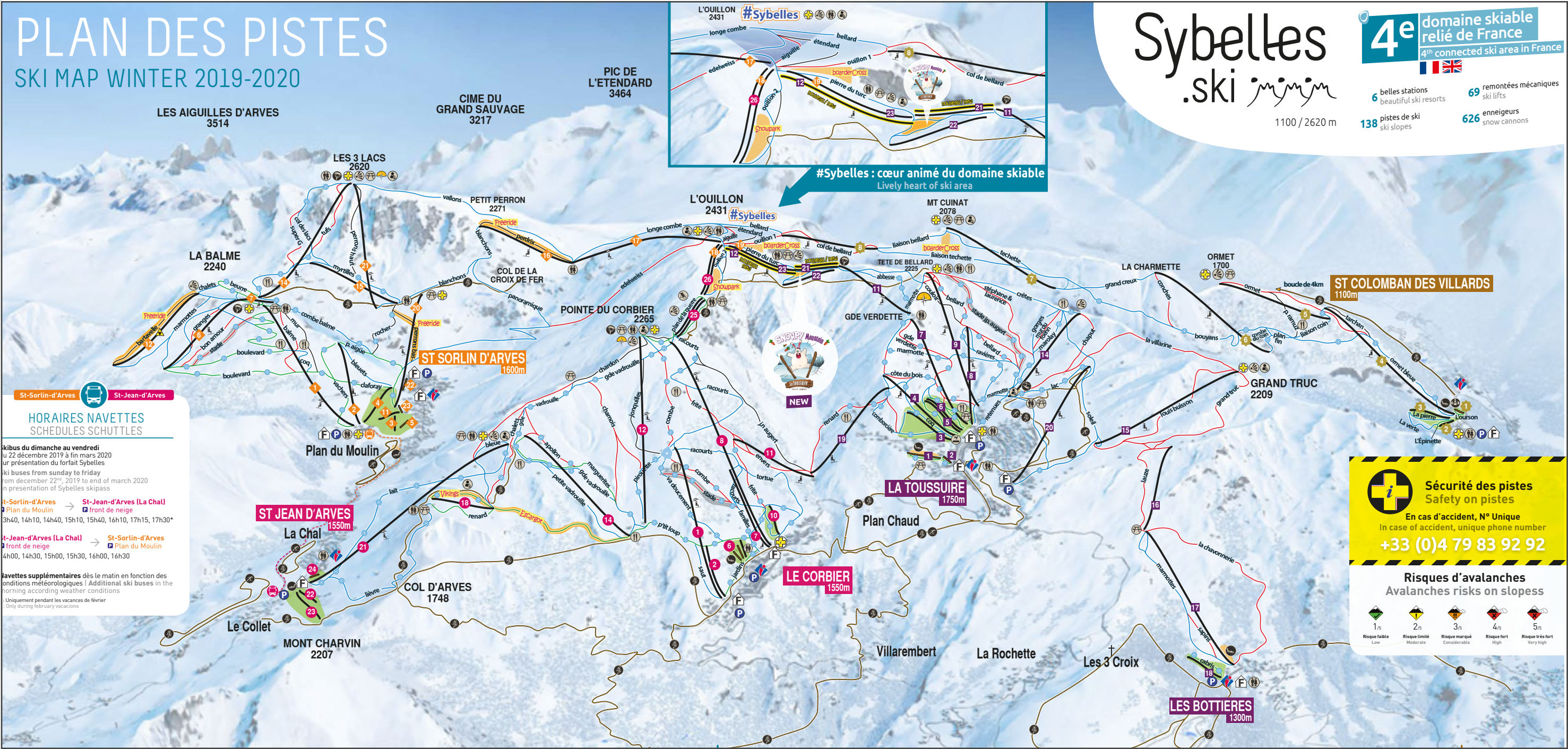


67 ski lifts



PEDESTRIAN/MOUNTAIN BIKE CHAIRLIFTS

The pedestrian chairlift allows you to admire the panorama at an altitude of more than 2,000 m.
In the winter, the Tête de Bellard chairlift provides access to the pedestrian/snowshoe trail.
In the summer, the Médaille d'Or chairlift is accessible to walkers and mountain bikers.



SKIABLE AREA

One of the largest linked ski areas!



The domain known as “Les Sybelles” owes its name to the "6 unique, beautiful and authentic resorts" that comprise it:
La Toussuire, Le Corbier, Saint-Sorlin-d’Arves, Saint-Jean-d’Arves, Les Bottières and Saint-Colomban-des-Villards.

Les Sybelles is part of a large interconnected ski area: it is the largest ski area in Maurienne and the fourth largest linked ski area in France.

With 393 hectares and 360° panoramic views of the Alps, the ski area of Les Sybelles awaits you.

The area is perfect for both beginners and families since it is possible to ski only blue runs from the highest peak. Those looking for more of a challenge should choose the red or black runs. At Les Sybelles, we do everything we can to teach and accommodate ski beginners of all ages. The fun areas are accessible to as many people as possible with 1 snowpark, 1 easypark, 2 boardercross, 1 arva-park, 3 freeride slopes, 1 Viking fun slope, 1 Snowpy Mountain area, 1 Explor Games®, 6 beginner areas, 2 toboggan/ski fun areas and 8 snow gardens.



7 peaks
1 preserved glacier



1,100 m to 2,620 m

OVERVIEW OF “LES SYBELLES” RESORTS

LA TOUSSUIRE: Lively and sun-drenched (1,750 m)

LE CORBIER: Easy-going and friendly (1,550 m)
Le Corbier is a 100% pedestrian resort with a secure ski-area infrastructure. With its covered commercial gallery allowing one to move up and down the resort, Le Corbier offers ski-in ski-out accommodations and sunny terraces. The resort has been awarded the “Famille Plus” label for its all-level ski area.

SAINT-SORLIN-D’ARVES: Lovely and festive (1,600 m)
A village resort steeped in tradition, Saint-Sorlin-d’Arves offers a wide range of accommodations at the foot of the famous Croix de Fer Pass. With 2 ski schools, it offers direct access to the highest point in Les Sybelles (2,620 m). Featuring rugged landscapes, long and wide slopes, as well as a multitude of activities and après-ski activities, Saint-Sorlin-d’Arves harmoniously combines tradition and modernity.

SAINT-JEAN-D’ARVES: Authentic and welcoming (1,550 m)
Promising an inviting holiday in the heart of nature, Saint-Jean-d’Arves is made up of 22 hamlets and offers a typical village atmosphere with renovated farmhouses, chalets and residences. With direct access to Les Sybelles ski area, the resort’s infrastructure supports individuals who are learning to ski. The resort also has adapted reception facilities. It offers a feast for both the eyes and the palate, with magnificent views of the Aiguilles d’Arves as well as the opportunity to discover the area’s heritage and terroir.

LES BOTTIÈRES: Invigorating and sporty (1,300 m)
An authentic mountain village, the resort is a true haven of peace offering a return to the basics. It consists of peaceful chalets and offers 6 ski slopes dedicated to beginners. As the gateway to the area of Les Sybelles and La Toussuire sector, it cultivates its outdoor spirit with ski touring and snowshoeing.

SAINT-COLOMBAN-DES-VILLARDS: Diverse and preserved (1,100 m)
Located in an authentic valley, the resort offers charming hamlets with houses warmly squeezed together. Directly linked to Les Sybelles ski area, Saint-Colomban-des-Villards offers a rugged version of the nature of the Great North: snowshoeing in the hollow of a river, ski touring with a view of the Belledonne mountain range and rejuvenation in front of Mont Blanc.

Numerous activities for kids and grown-ups!



CROSS-COUNTRY SKIING

There are 23 km of cross-country skiing trails (for all levels) between La Toussuire and Le Corbier. The trails are groomed and marked.

SNOWSHOEING

There are 50 km of pedestrian and snowshoe trails between La Toussuire and Le Corbier. The trails are marked and regularly groomed.

SNOWMOBILING

Discover La Toussuire by snowmobile, available every evening during the winter season.

A guide will lead you on a route chosen for its aesthetic and technical interest. Enjoy the rich diversity of the mountain while snowmobiling with your guide.

Driving a snowmobile is quite simple: consisting of a disc brake and an accelerator, there's no need for a licence.

PARAGLIDING

This aerial ride is possible without any previous knowledge of the activity. You will discover the pleasure of flying and the rudiments of piloting if you so wish.

Tandem paragliding is available for children.

TOBOGGAN RUNS

The resort boasts a safe toboggan run, lined with free conveyor belts that make it easier to get back up.

On the Espace Gliss Les Lutins, dedicated to learning to ski, a secure area is reserved for all forms of sledging. 2 conveyor belts carry you back up so that you don't get tired. Snow conditions permitting, thrill-seekers can enjoy the snow tubing track which abuts the sledging track.

FIRST RIDE IN A SNOW GROOMER

Come and discover new sensations in a grooming machine!

This ride lasts 20 minutes and is for all ages.

ELECTRIC MOUNTAIN BIKING ON SNOW

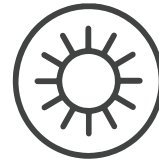
Winter sports are not just about sliding: come discover mountain biking on snow. Stability and comfort are guaranteed thanks to the performance of electric mountain bikes with much wider tyres that hold onto the snow. Enjoy a beautiful winter day in the snow-covered mountains without having to ski. This unique moment will allow you to take a breath of fresh air in the middle of nature and enjoy the mountain and its surroundings in a uniquely different way.

AND MANY OTHER EXPERIENCES TO SHARE WITH FAMILY AND FRIENDS!

SUMMER ACTIVITIES

THE PASS-PARTOUT CARD,
NUMEROUS ACTIVITIES AT A REDUCED PRICE

This prepaid card, which is sold at the tourist office, allows you to take advantage of promotions and pay for your activities without having to keep track of money in your pocket. This card is also valid for activities in the neighbouring resort of "Le Corbier".



BIKING

You'll be surrounded by the legendary passes of the Tour de France (Galibier, Madelaine, Iseran, etc.). La Toussuire is located in the Maurienne, "the largest cycling area in the world".

The climb to La Toussuire does not belong to the same category of passes, but it is no less emblematic. Regularly used by cyclosporives, the resort of Les Sybelles is proud of its record of achievements, including hosting the Tour de France in 2006, 2012 and 2015.

WALKS & HIKES

MOUNTAIN BIKING

TROUT FISHING

Enjoy trout fishing at Lake Eriscal in La Toussuire.

Fishing rods are available at the Lunenz Eau Park chalet. On Thursday evenings, you can cook your catch on the barbecue.

ZIP-LINING

Take part in a unique and thrilling experience! Launch yourself from the Chaput fun area, facing the Aiguilles d'Arves, and zip line 150 m over Lake Eriscal. A breathtaking view...

BIG AIR BAG

In the winter and summer, the Big Air Bag area is accessible by ski, snowboard and rubber ring at the Espace Sensation du Front de Neige!

CANI-HIKING

You are linked to a sled dog during this walk/hike.

A fairly wide belt is connected to the dog's harness by a lanyard equipped with a shock absorber (to absorb shocks). Those who are less athletic can rest assured that the cani-hike is not a race. We walk at the pace of the human and not the dog.

From 8 years of age.

TREETOP ADVENTURE COURSE

Take part in the treetop adventure course in Saint-Jean-de-Maurienne!

Discover five sensational courses accessible those at least 3 years age!

ENJOY THE PUMP TRACK ON A SCOOTER, SKATEBOARD, BALANCE BIKE OR BICYCLE AND ADVANCE WITHOUT PEDALLING!

Free of charge, this fun sporting activity encourages you to use the track to accelerate. Easy for beginners, the adept will find it more physically and athletically demanding. Experience a brand new sensation.

LOCAL PRODUCERS!

Before becoming a ski resort, the plateau of La Toussuire was a mountain pasture. The families of Fontcouverte used to graze their herds and make cheese here.

Today, the commune has:

- 7 ewe breeders who sell their products at the markets or in the valley.
- 3 cattle producers who sell their milk at the 2 Beaufort de la Maurienne cooperatives: La Chambre and St-Sorlin-d'Arves. They also welcome herds from other regions to the mountain pastures throughout the summer.
- 2 cheese dairies: "Les Producteurs Savoyards" in La Toussuire and the "GAEC des Sybelles" in Fontcouverte (Colette and Jean-Christophe Dompnier).
- 1 snail farm in Fontcouverte.

Reputed passes for bike and mountain bike enthusiasts



The Maurienne is quite simply an exceptional location for cyclists in search of performance, but it also remains a destination appreciated for its authentic character and breathtaking panoramas for those who take the time to look around.



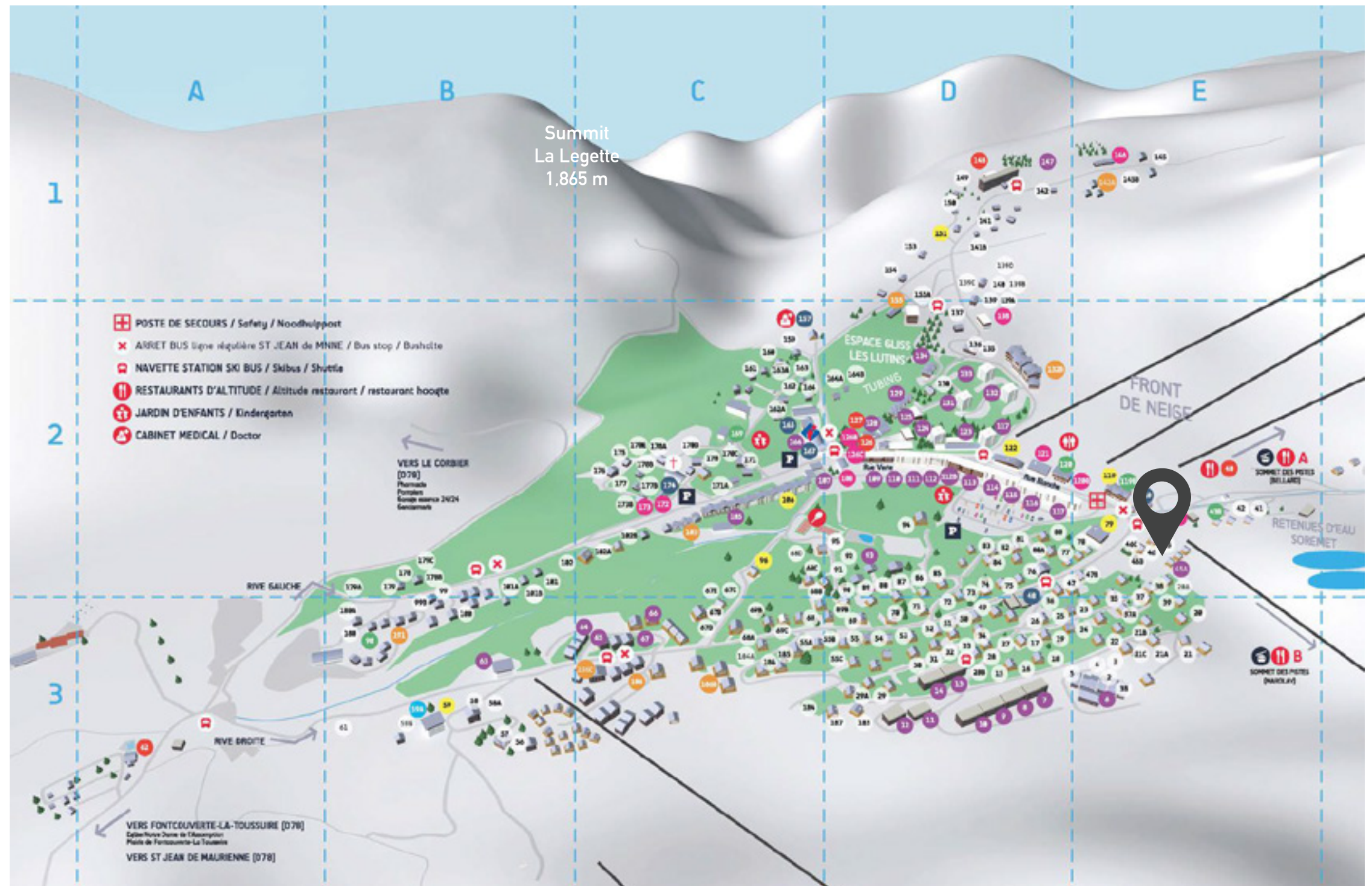
LOCATION

Situated in the heart
of the village!



Fontcouverte la Toussuire
Champ l'Eriscal
73300 la Toussuire

The residence is ideally located in the heart of the resort of La Toussuire. You can access the shops, restaurants and activities on foot.
The residence is found at the foot of the ski lifts, saving you a lot of time upon ski departure or arrival.





Le Caprice Blanc

La Toussuire (73)

EXCEPTIONAL LOCATION!

THE RESIDENTIAL COMPLEX

**A ski-in ski-out
residence!**

Located on the heights of the resort of La Toussuire, the “Caprice Blanc” is a luxury residence which allows you to take advantage of the resort centre’s lively atmosphere and access the ski lifts in just a few steps. With traditional and contemporary architecture, the facades are clad with brushed wood siding, plaster and natural stone, creating a harmony of materials. The residence is made up of apartments from studios to 4 bedroom apartments and includes a wide range of services to make your stay truly exceptional.

“Exterior photos intended to provide non-contractual illustration of the general atmosphere. Please refer to the text description for details.”



An exceptional panoramic view

The Caprice Blanc offers an exceptional view of the resort, the relief and the Aiguilles d'Arves.

"Interior photos intended to provide non-contractual illustration of the atmosphere. Please refer to the text description for details."



Top-notch services

Most of the apartments open onto balconies with unobstructed views of the mountains.

"Interior photos intended to provide non-contractual illustration of the atmosphere. Please refer to the text description for details."



LE CAPRICE BLANC

Interiors that combine
comfort and intimacy

Furnished and equipped, the apartments, from studios to 4 bedroom apartments, have all the comforts of a mountain cabin. Volumes have been favoured to create a feeling of space. The apartments have been meticulously designed using high-quality materials. The floors of the entranceways, recesses, lounges, kitchens and bedrooms are covered with oak laminate flooring. The floors of the bathrooms, shower rooms and toilets are covered with high-quality 40x40 porcelain stoneware tiles. The kitchens have all the necessary equipment: electric cooking range, range hood, refrigerator, oven, microwave and dishwasher. Conceived by our architect and interior decorator, the interiors reflect comfort and sophistication.

"Interior photos intended to provide non-contractual illustration of the atmosphere. Please refer to the text description for details."



LE CAPRICE BLANC

Each apartment has a personal heated ski locker, personal closed cellar and basement parking space.

The residence also has the necessary pre-equipment for electric vehicle charging systems (EVCS).

"Interior photos intended to provide non-contractual illustration of the atmosphere. Please refer to the text description for details."



LE CAPRICE BLANC

"Interior photos intended to provide non-contractual illustration of the atmosphere. Please refer to the text description for details."



Premium Services

The residence offers numerous high-quality services.

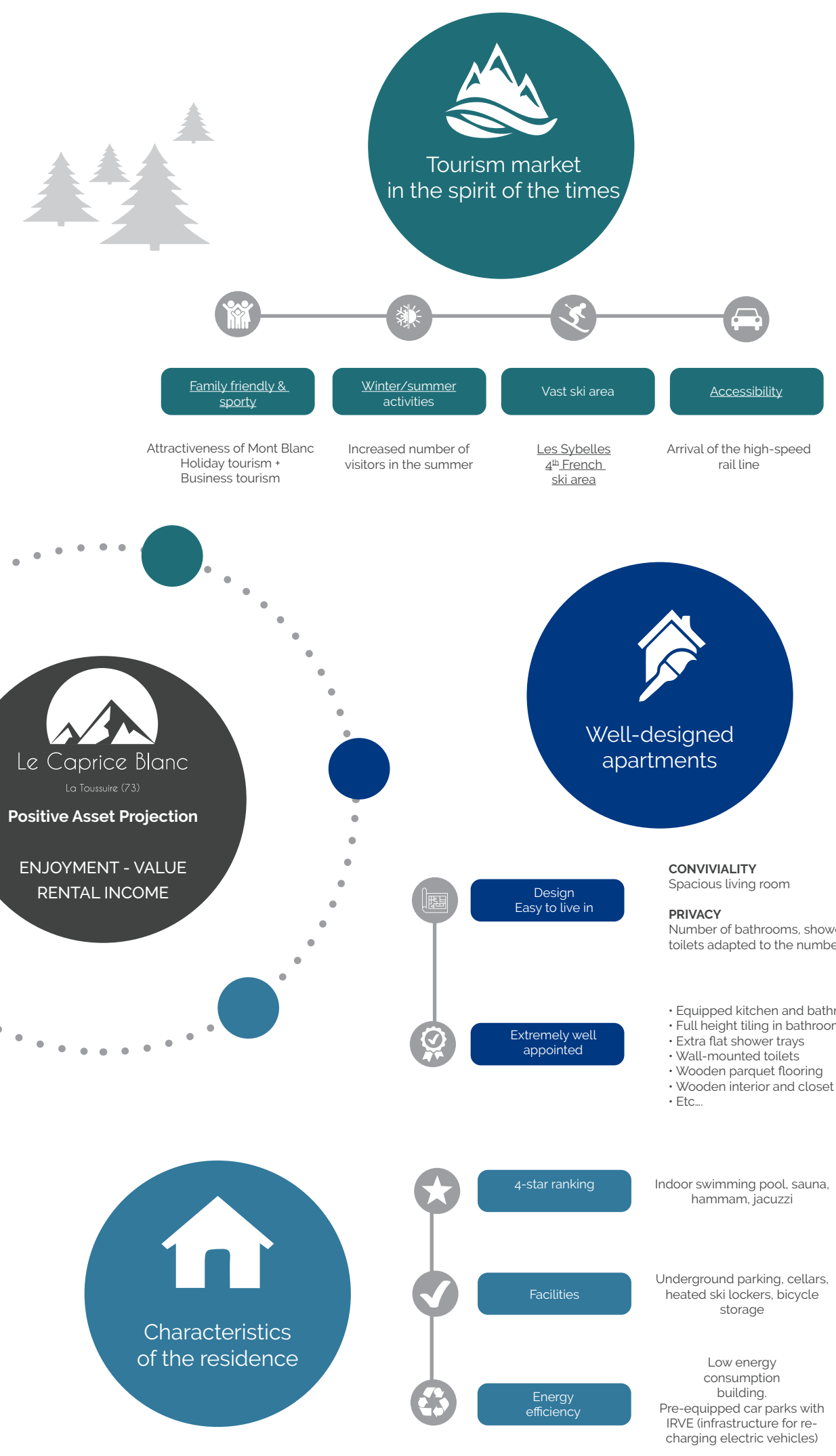
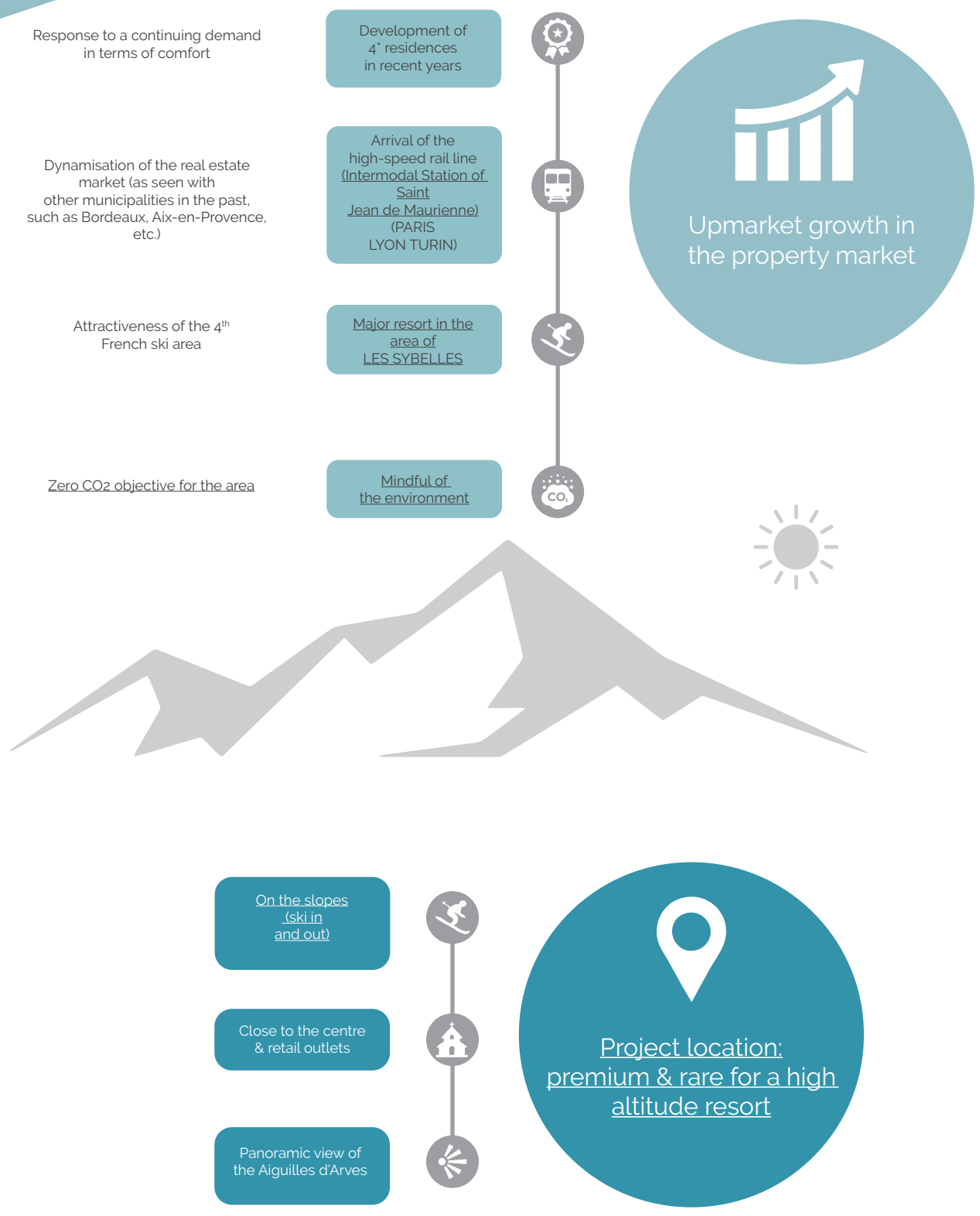
- A reception area
- A wellness area with a pool, steam room, sauna, jacuzzi , infinity hot tub, rainfall showers and sensory showers

"Interior photos intended to provide non-contractual illustration of the atmosphere. Please refer to the text description for details."



INVESTING IN LA TOUSSUIRE

Overview of key indicators of positive asset projection



Everything is proposed...
nothing is imposed!

For property owners
Terrésens can help you from A to Z
when renting out your apartments for the
holiday season.

Invest in a valuable asset:
**Top-of-the-range amenities, premium
locations, energy efficiency.**

Make renting simple with
a single and personal point of contact.



INVESTOR SOLUTION

Invest for your retirement with an income-generating property in a premium location.

CHOOSE THE
COMMERCIAL LEASE:

DADDY POOL

- 11-year contractual rental income commitment.
- Yield of up to 4% annually before rental charges and net of taxes.
- Option to transform part of the rent into owner occupancy.
- Reclaim VAT (20%) on the purchase price*.

Very limited number of apartments available (between 5% and 10%) in each apartment complex in order to secure the rental investment.



DYNAMIC OPTION

Enjoy great freedom of occupancy, while also enjoying a profitable level of seasonal rental income.

CHOOSE THE
COMMERCIAL LEASE:

TERRÉSENS VACANCES

- Every year, you decide when you are going to stay at your home**.
- Your property is rented through the top tourist distribution networks.
- You can tailor your rental income to suit to your own occupancy needs.
- Reclaim VAT (20%) on the purchase price**.
- Concierge service available to homeowners.



CLASSIC OPTION

Or you may prefer to manage the rental yourself (like an estate agent) without benefiting from VAT recovery.

CHOOSE THE
MANAGEMENT OPTION:

TERRÉSENS GESTION

- Renew each year to suit your needs.
- Simply let us know which weeks you would like to rent out your property at any time.



BASIC OPTION

Rent out your property yourself, while benefiting from hotel-style services.

CHOOSE THE PARA-HOTEL SERVICE
AGREEMENT:

TERRÉSENS CONCIERGERIE

- These include preparing for and welcoming tenants, providing check in, inventory on arrivals and departures, cleaning, linen, tours of the apartment complex etc.

(*) Reclaiming VAT: Article 261 D. 4a / Article 271 I and Art. 271 IV of the French tax code (CGI): recovery of VAT acquired by 20th when purchasing a furnished home offering hotel-style services.
(**) For up to a maximum of 182 days per year when purchasing a furnished apartment that offers para-hotel services.

Professionals
covering construction
& management!

SPECIALIST IN THE MOUNTAINS SINCE 2008!

• DESIGN AND BUILD

Our Group gets involved as soon as a property is identified. After a study is conducted by our development department, we rigorously select sites. This choice is key because it ensures the best investment: "location, location, location!" is our motto. We then approve the following steps: property market studies and benchmarking, as well as project design with architects and rental assessments by our management service. In the building of residences, we act as the property developer or co-developer, or otherwise provide project management support.

• MARKET AND ADVISE

Immoé, a subsidiary of the TERRÉSENS Group, markets the properties (apartments, chalets, villas, etc.). In order to limit the number of intermediaries, we operate with our own network of consultants in France and abroad.

• MANAGE

Our management team independently studies, selects, and verifies future property development projects to ensure sustainable and worry-free management. They ensure the monitoring, technical follow-up, and rental management of apartments for property owners who choose to rent with Terrésens Hôtels & Résidences.



Our Group



Our Properties



A subsidiary of the Terrésens Group, Terrésens Hôtels & Résidences works for participating homeowners to manage exceptional properties by the sea or in the mountains, while offering a concierge service before and during their stay. Terrésens Hôtels & Résidences selects **first-rate destinations with strategic locations** (resort centre, ski access, sea view, etc.) to ensure each managed property is always occupied.

Its teams oversee smooth operations, through cleaning, maintenance, and technical oversight of the apartments and common areas.

The dedicated sales team sells stays at the properties, relying on European sea and mountain holiday specialists to rent owners' apartments.

TERRÉSENS HÔTELS & RÉSIDENCES CONCIERGE

For a burden-free dream holiday, owners and their loved ones can use this card to access various concierge services.* Your concierge is at your disposal for any personal requests. Upon request to your advisor, other rental management solutions and custom surveys are available.

*Card is free for the first three years after signing a sales contract with Terrésens Hôtels & Résidences.



OPERATION NAME:

Le Caprice Blanc

OPERATION ADDRESS:

Station La Toussuire - Champ l'Eriscal
73300 Fontcouverte la Toussuire

OPERATION TYPE:

Residential holiday co-ownership

UNITS:

from studios (T1) to four bedrooms (T5)

AMENITIES:

Reception area, concierge services, cellars, basement parking, heated ski lockers, swimming pool, wellness area (with steam room, sauna, rain showers and sensory showers), etc.

NOTARY:

Ms Delabrouhe
69100 Villeurbanne

DEVELOPER:

Terrésens

MANAGER:

Terrésens Hôtels & Résidences

Find everything you need for reservations at www.terresens.com

Find our rental offerings at www.terresens-msh.com

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Trade and Companies Register (RCS) of LYON, No. 501 580 211

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TERRÉSENS

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