

Les Fermes du Mont-Blanc^{eeee}

Combloux



5 SKI RESORTS

Combloux, Megève, Les Contamines, Saint Gervais, La Giettaz

2 DOMAINS

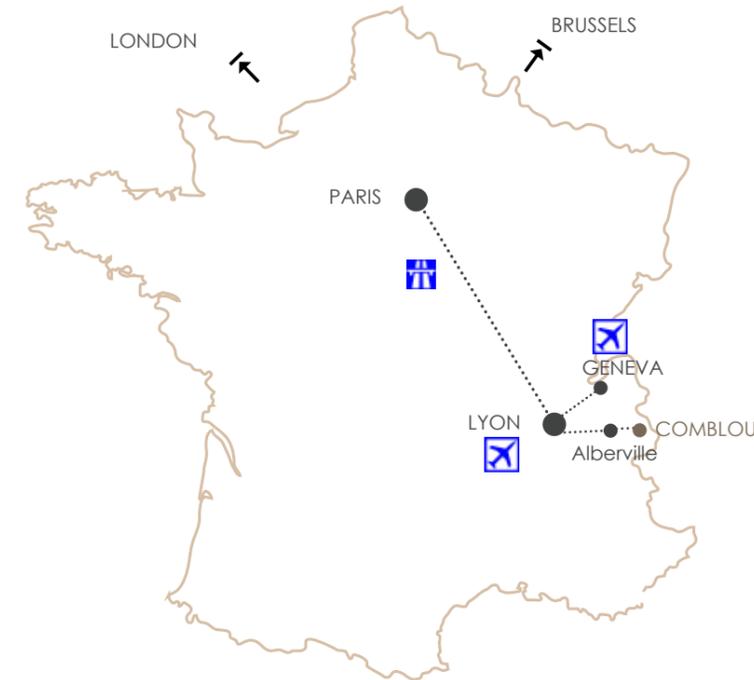
Les Portes du Mont-Blanc / Évasion Mont-Blanc

COMBLOUX

4 km from Megève and 30km from Chamonix

YOUR RESIDENCE****

52 flats from Studios to two-floor 3 bedroom flats
8 shared chalets of 117 m2
or 4 chalets of 259 m2



Motorway A43 to Albertville
D1212 on 32 km



Sallanches train station
8 km from Combloux
12 km from Megève
Direct TGV on weekends during the winter. Frequent bus service for transfer to the station at Sallanches.



Megève high-altitude airport
Annecy : 41 km (France and Europe flights)
Chambéry : 95 km (international flights)
Genève : 87 km (international flights)
Grenoble : 160 km (international flights)



Annecy



La Vallée Blanche



Vitam Parc



LA HAUTE-SAVOIE (74)

Combloux resort is located in the department of Haute-Savoie. This French department is very dynamic and attractive in both summer and winter. The Haute-Savoie is home to an exceptional natural heritage, and is a paradise for mountain, skiing and majestic landscape enthusiasts. Its huge skiing areas, its well-known winter sports resorts, its lakes or even its gastronomic specialities contribute to making this department a privileged destination.

Évasion Mont-Blanc
445 km de pistes

Achetez ou rechargez votre forfait de ski sur lesportesdumontblanc.fr ou via les applications iPhone & Android

LÉGENDE KEY

- Skiur débutant / Beginner skier
- Skiur moyen / Intermediate skier
- Bon skieur / Good skier
- Skiur confirmé / Experienced skier
- Snowpark, Boarder-cross
- Parc ARVA / ARVA park
- Poste de secours / First aid post
- ESF / Ski school
- Jardin des neiges ESF / Kindergarten
- Binaires rochettes / Snowboard walls
- Poudres, bosses / Ponds, bumps
- Espace luge / Sledge area
- Restaurant
- Aire de pique-nique / Picnic area
- Salle hors sac / Picnic room
- Parking
- Toilettes / Lavatories
- Navettes / Shuttles
- Garderie d'enfants / Babysitting

Les domaines de Cordon et des Contamines ne sont pas reliés aux autres pistes.
The area of Cordon and The Contamines are not connected to the others.

HORAIRES Schedules

Resort	Entrée	Ouverture	Fermeture
Combloux	Porthès	9h00	16h35 / 17h05
	Joury	9h25	16h30 / 16h50
	Beauregard	9h30	16h40 / 17h10
	Bauchet	9h45	16h30 / 17h00
Megève	Barboreine - Côté 3000	9h45	17h15 / 17h45
	Cabaret	9h45	16h45 / 17h15
	Rochefort	9h45	17h15 / 17h45
	Parc Barboreine	9h50	16h45 / 17h15
Saint-Gervais	St-Gervais-Bentue	9h30	17h15 / 17h45 / 18h00
	Bentue-Air d'Arbuis	9h30	16h30 / 16h45 / 17h12
	Prévalence	9h45	16h45 / 17h15
	Mont d'Arbuis	9h50	16h45 / 17h15
La Ciettaz	Grande Rare	9h00	16h30 / 17h00
	Tête du Tarraz	9h00	16h25 / 16h55
	Bonjournal	9h15	16h15 / 16h50
	Courgnat	9h20	16h45 / 17h15
Gordon	Dandry	9h00	16h45 / 17h00
	Darbin	9h00	16h45 / 17h00
	Frebouge	9h00	16h45 / 17h00
	Harvey 1	9h00	16h45 / 17h00



SKIING DOMAIN OF EVASION MONT BLANC

Located in the heart of the Mont Blanc mountain chain, the skiing domain «EVASION MONT BLANC» of Combloux benefits from top quality snow and an exceptional environment.

445 km of ski slopes
5 charming resorts welcome you: Combloux, Megève, Les Contamines, St. Gervais and Giettaz.

Imagine miles of ski slopes suited to all tastes and styles. Authentic alpine chalets, beautiful pine forests and an extraordinary panorama that will take your breath away.



Some figures of the Evasion Mont Blanc domain :

- 7 entrance gates
- 445 km of ski slopes
- 183 slopes including 24 black, 71 red, 53 blue, 35 green
- 88 ski lifts
- 650 snow cannons



ONLY 4 KM FROM MEGÈVE



@MegeveTourisme_JP.Noisillier_130123_016

MEGÈVE: LUXURY, CALM AND A SPORTY ENVIRONMENT

Located at 1113 m, Megève is an authentic alpine village, which has preserved its identity while developing high quality services that are so appreciated by customers today.

With its cobbled streets and lively village, it is a popular destination in summer and winter alike. The cultural and sporting events mark the life of the resort. In all seasons, the village offers activities and walks in a sumptuous landscape facing the Mont Blanc.

The village is an ambassador of the French art de vivre through its authenticity or even its local gastronomy

MEGÈVE: THE TOP DESTINATION FOR WINTER AND SUMMER SPORTS

The resort is suitable for all skier levels and all types of winter sports. The skiing area consists of gentle slopes for beginners and families, as well as more technical slopes for experienced skiers.

The enthusiasts of cross-country skiing and snowshoe hikes will also be able to practice their hobbies thanks to miles of available slopes.

LE FLOCON DE SEL



@MegeveTourisme_52320000-006

LA FOLIE DOUCE



@MegeveTourisme_Bruno Malegue sapin 2014 007

AALARD



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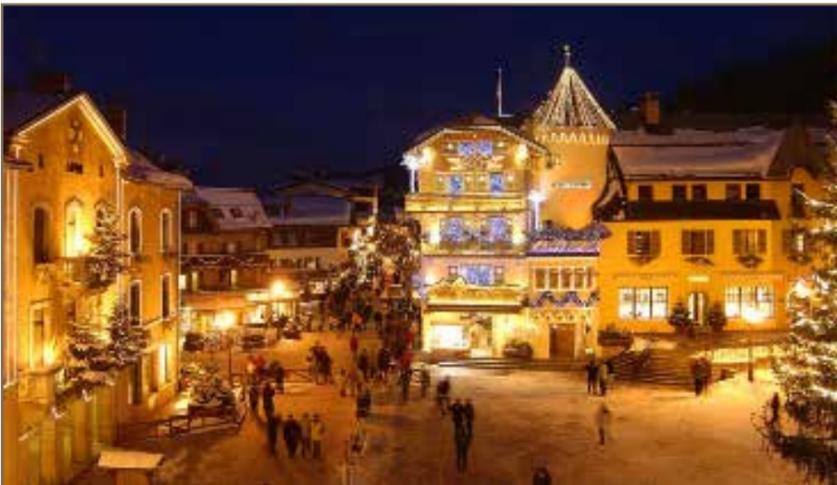


ZOOM on Megève...

- 3 889 habitants, 80 000 in peak season
- 44 km² including 19 km² of forests
- 27 000 Ha of green spaces
- Altitude ranging from 1 113 m to 2 525 m
- 445 km of ski slopes and 220 slopes interconnected - 107 remontées mécaniques
- 50 km of marked trails

Megève, and its prestigious labels :

- The label **BEST OF THE ALPS**, brings together 12 European ski resorts engaged in quality standards processes. These resorts guarantee exceptional service throughout the year
- The label **FAMILLE PLUS**, ensuring the best welcome for families
- The label **3 NORDICS**, with a star of excellence for the cross-country skiing area
- The label **TOP OF THE FRENCH ALPS**



Combloux is a beautiful charming village with an impressive view from the Mont Blanc.

It is called the «Pearl of the Mont Blanc» thanks to its panoramic view on the magnificent mountain chain and its unspoilt environment.

Combloux is a resort for both summer and winter sports. It is a village which seeks to not only preserve the charm emanating from its architectural heritage but also its natural, historical and cultural heritage. Its privileged climate makes it a very popular holiday resort for tourists.



@christineburnier



FAMILLE + LABEL

Combloux resort has obtained the family plus label in 2006. This award is the result of a genuine involvement from all actors in the resort for services towards families. This is a national reference label and a token for exceptional services for the families. Only 45 winter sports resorts have this label.



PAYS DU MONT BLANC



LE TRAMWAY du MONT-BLANC / SAINT-GERVAIS



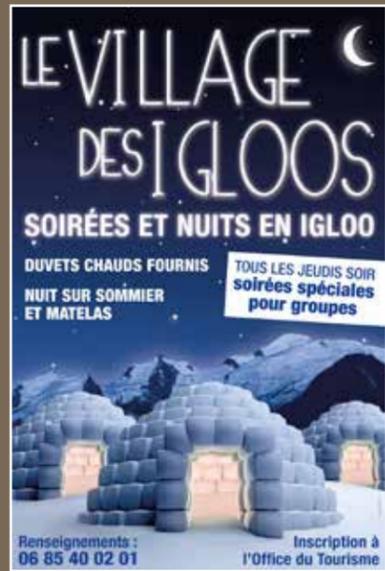
L'AIGUILLE DU MIDI / CHAMONIX



LA MER DE GLACE / CHAMONIX



A GREAT NUMBER OF FUN ACTIVITIES AND SPORTS ARE AVAILABLE IN COMBLOUX FOR ALL THE FAMILY.



A dream adventure at the heart of the Mont Blanc chain, an unforgettable day in a rare and beautiful area. 20 km of glacier skiing with a peak to valley height of 2800 m and with the possibility to vary the itineraries.



WINTER



Sled dogs



Cross-country skiing



Snowshoe



Off-piste skiing

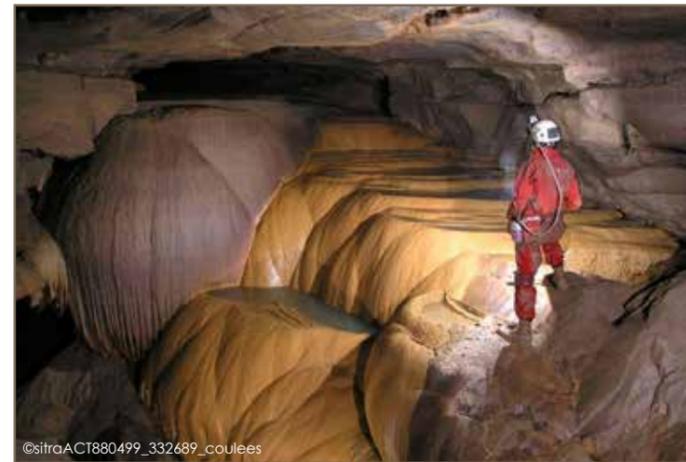
SUMMER



PARAGLIDER



HIKING



SPELEOLOGY



MOUNTAIN BKIE

ZOOMING on the BIOTOPE lake

The biotope lake of Combloux is the first ecological public swimming pool in France. It acts as a true ecosystem gathering plants and animals beneficial to the water quality.



©sitraLOI281200_biotope-combloux-1



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©sitraLOI281200_laborbe

LOCATION

-  FRENCH SKI SCHOOL
-  TOURIST OFFICE
-  PARKING
-  CHAIRLIFT
-  BIOTOPE LAKE
-  NEWSAGENT
-  BAKERY
-  BUTCHER
-  CONVENIENCE STORE
-  SHUTTLE

+
4 minutes to a shuttle
from the residence !



LES FERMES **du Mont-Blanc**
Combloux

THE RESIDENCE

Our **residential** complex welcomes you into an architectural ensemble **respectful** of mountain traditions with its own specific features: an interlocking-tile gable roof, wooden façade...

Composed of 52 flats and 8 shared chalets, this **prestigious** residence offers an **optimal** orientation and **refined** services.

"A perfect intergration with the natural environment"


Les Fermes du Mont-Blanc^{eeee}
Combloux

The residence "Les Fermes du Mont-Blanc" is animated by a vibrant mountain feeling. The charm of **tradition** combines with the **comfort** and **quality** of a modern construction. "Les Fermes du Mont-Blanc" offers **high quality** service, including a heated indoor pool, SPA (sauna, hammam, treatment rooms), a luggage storage area, a space for children, ski lockers, a lounge "relaxation area" with a fireplace etc ...

"An architecture respectful of traditions"

Les Fermes du Mont-Blanc^{eeee}



*At the heart of the residence:
its welcome desk, its spa
and its indoor pool !*

THE LODGINGS

If the outside aesthetics appear well-groomed, the inside is of equal standard with omnipresent woodwork that echoes the mountain spirit.

The materials are of high quality, and comfort and functionality are a prime concern: wooden floors and wall panels with an « old wood » effect (in the living rooms), painted walls, faience, an equipped and furnished kitchen.



LAYOUT FOR A SHARED THREE-FLOOR



The representation of interior layout is indicative only, see the descriptive notice for more information.



The furniture layout is indicative only, please refer to the description note.





The representation of interior layout is indicative only, see the descriptive notice for more information.



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THE MARKET

- France is the first tourist destination in the world
- Strong rental demand
- A rare 4 **** offer



THE INVESTMENT

- Tax advantages
- Recuperation of VAT⁽¹⁾
- Tax reduction of 11%⁽²⁾ (Censi Bouvard) or depreciation of the property (furnished rental)



THE DESTINATION

- Lively village in summer as well as in winter
- Labelled as Family Plus Montagne
- 4 km away from Megève



THE LOCATION

- Exceptional view of the Mont Blanc
- Close to the shops
- Less than 3 minutes to the Princesse Ski lift
- Shuttle: Megève, Chamonix, Salanche



THE MANAGEMENT COMPANY

- Subsidiary group Terrésens
- Global vision for real estate
- Tailor-made management



THE DEVELOPER

- 25 years of existence
- 5 agencies in France and abroad
- Personalised service you would expect from a smaller company

⁽¹⁾ Art.261 D 4th / Art 271 I of the CGI: recuperation of VAT acquired by 20th as part of the acquisition of a furnished flat in a service residence.
⁽²⁾ 11% of income tax savings calculated on the property amount (before tax) (capped at € 300,000) - Subject to eligibility with the provisions of art. 199 services of the CGI accompanied by a commercial lease. The non-compliance with lease commitments entails the loss of the benefit of tax incentives.

Transaction name :

Les Fermes du Mont-Blanc

Transaction address :

281 Route de Megève
74 920 Combloux

Construction permits :

PC n°0740838850025

Transaction type :

Residential housing for leisure

Lodging :

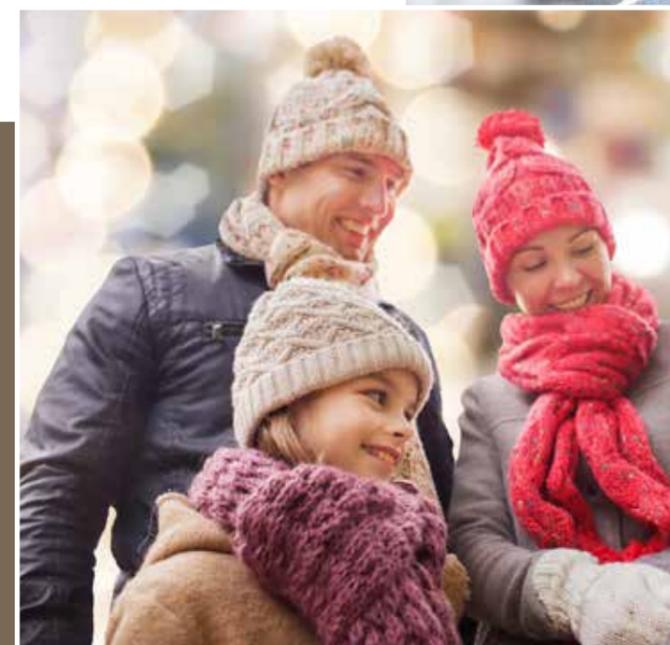
52 flats from studio to 3 bedrooms with two floors 8 half chalets or 4 master chalets

Notary :

Me GINON Lyon (69)

Tax arrangements :

- LMNP/LMP
- Censi-Bouvard



PERSONALISED PROFITABILITY

You are free to choose from multiple possibilities offers your property. Management of commercial leases with fixed or variable income according to your choice.



The lease between the owner and the operator is subject to a commercial lease, and as such, the provisions of Articles L.145-1 to L.145-60 of the Commercial Code.

The lessor can refuse the renewal of the lease with the operator of the flats. However, in this case, the operator will be paid an eviction indemnity equal to the loss caused by the non-renewal, except if the exceptions provided by articles L.145-17 and following of the French Commercial Code are met.

The methods for calculating the indemnity are set in the second paragraph of article L.145-14 of the Commercial Code.

Commitment to the purchaser: commercial lease with Terrésens Vacances.



CHOOSE A TAILOR-MADE MANAGEMENT OF YOUR PROPERTY...

As the owner of a property in the leisure residence, Terrésens offers you its private concierge service: "ULTIMATE"

"Just for you, for all your needs or requirements, because your time is precious, Terrésens ULTIMATE rids you of all constraints leaving you only what is best: enjoyment!"



For a dream holiday with no stress, a card provides access to different concierge services for you and all your relatives.



Your concierge is always at your disposal for all your personalised requests.

THE DEVELOPER : GENERIM

Generim S.A is a «Real estate developper». The company was founded in April 1990 by Philippe Baude and Philippe Ribes, both founding partners.

To satisfy those who place their trust in us, our customers, is our ambition and daily concern. Acquirers and users, private or institutional investors, hotel owners, students ... our objective isto offer them :

- Comfort and quality of life
- Rental or capital gain return after sale

When you push open the door of Generim, a personalised service awaits you, provided by experienced specialists who listen to your dreams and who will share with you their knowledge and their passion for the job. They will respond to all the questions pertaining to your acquisition.



Hôtel ADAMA - Marrakech



Le château de Cely - Cely-en-Bière



Les Cottages d'Hermance



Hôtel Hilton - Evian

THE PROJECT MANAGER : TERRÉSENS VACANCES

Thanks to the experience gained by Terrésens, Terrésens Vacances , a subsidiary of the Terrésens group, has developed a genuine know-how in leisure residence management.

Terrésens Vacances ensures you a tailored, customised and optimised management service for your property. Terrésens Vacances has set up a unique contact person who will accompany you through your project (setting up a personalised lease, management of the owner's reservations on a case by case basis, privileged relationship with the owner, a dedicated legal service...). A private concierge service provides the owners with all standard hotel services without the constraints, such as booking the ski pass, renting the ski equipment or ordering a home cook. Thus, each residence has a «butler» to meet your needs and expectations 7 days a week.



Unique personalised assistance



Installation of your belongings



In-home salon



Private chef



Ski pass



Medical assistance



Restaurant booking



Baby sitter



Skiing with a champion



Dry-cleaning service



Airport transfers and taxi booking



Heliski, helicopter booking

Find all the elements necessary for booking on:



Join our group

