

LE HAMEAU
de Barthélemy
LA ROSIÈRE





LA SAVOIE

A top tourist department in France

63 SKI RESORTS

MORE THAN 20 MILLION TOURIST OVERNIGHT STAYS
RANKED 3rd HOT SPRING DEPARTMENT

LA TARENTEISE

The largest tourist valley in the world

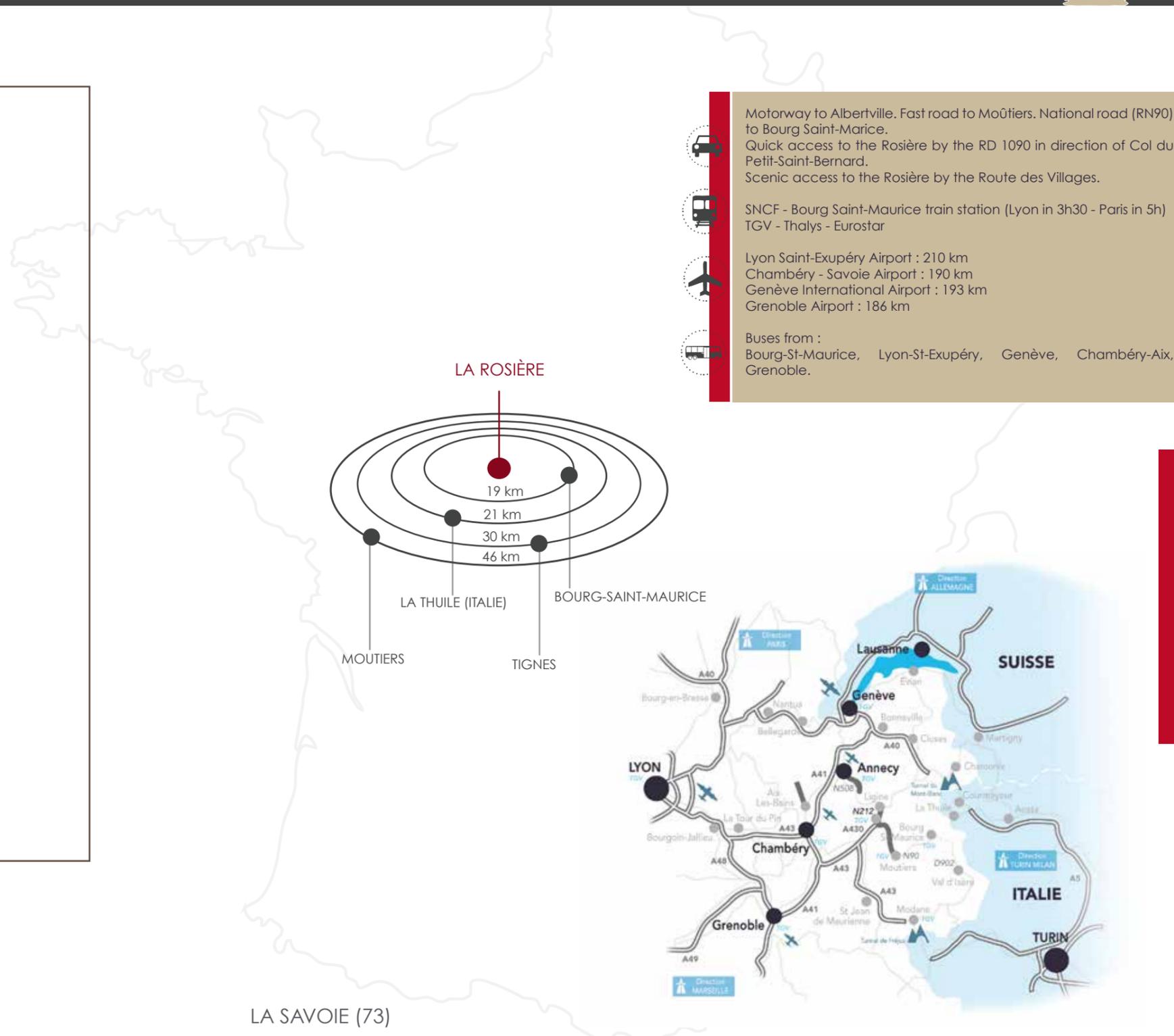
LA ROSIÈRE

Facing south

Offers a panorama of the valley of the Tarentaise

YOUR RESIDENCE

20 flats from 2 to 5 bedrooms



-  Motorway to Albertville. Fast road to Moûtiers. National road (RN90) to Bourg Saint-Marice.
Quick access to the Rosière by the RD 1090 in direction of Col du Petit-Saint-Bernard.
Scenic access to the Rosière by the Route des Villages.
-  SNCF - Bourg Saint-Maurice train station (Lyon in 3h30 - Paris in 5h)
TGV - Thalys - Eurostar
-  Lyon Saint-Exupéry Airport : 210 km
Chambéry - Savoie Airport : 190 km
Genève International Airport : 193 km
Grenoble Airport : 186 km
-  Buses from :
Bourg-St-Maurice, Lyon-St-Exupéry, Genève, Chambéry-Aix, Grenoble.

LA SAVOIE (73)

There are over 110 authentic Villages, legendary destinations, high-altitude resorts spread out in Savoie, one of the largest skiing areas in the world.

Thanks to its unspoilt nature and the advantages of its mountains, la Savoie is the global leader of the winter sports market.

In summer as well as in winter, there are numerous tourist activities, which attract more and more foreign visitors. La Rosière ski resort is located in this department and has lots of advantages: its attractiveness, dynamism, the quality of its environment and its unique lifestyle.



BETWEEN THE HAUTE TARENTEISE AND THE AOSTE VALLEY

La Tarentaise, a large Alps valley, occupies the upper basin of the Isère.
 The Grande Casse (3855m) peak, in the heart of La Vanoise mountain chain, is its highest summit.
 La Tarentaise has one of the highest densities of winter sports resorts worldwide.
 Together with La Thuile in Italy, La Rosière is part of the San Bernardo domain.

An original skiing area where you can find :

- Snowzone spaces (Snowpark, Snowcross and Boardercross),
- A snowkite spot,
- Off-pistes outings, with the magic of long descents in the Aroles pine forests of the Italian ski slopes of La Thuile and a breathtaking panoramic view of the Mont Blanc, the Ruitor glacier and the Col du Petit Saint Bernard.



SAN BERNARDO domain counts

- < 78 slopes
- < 37 ski lifts
- < 5 snowzones
- < 3 cross-country skiing itineraries
- < 1450 m of peak to vally height difference
- < 140 kms of slopes



Le Mont-Blanc depuis l'Italie



La Thuile



©Propaganda



©Propaganda



The Ruitor glacier

©GlacierRuitor1/jean-marie-malherbe



The Col du Petit St Bernard

La Thuile in Italy, beautiful, wild & rich in history

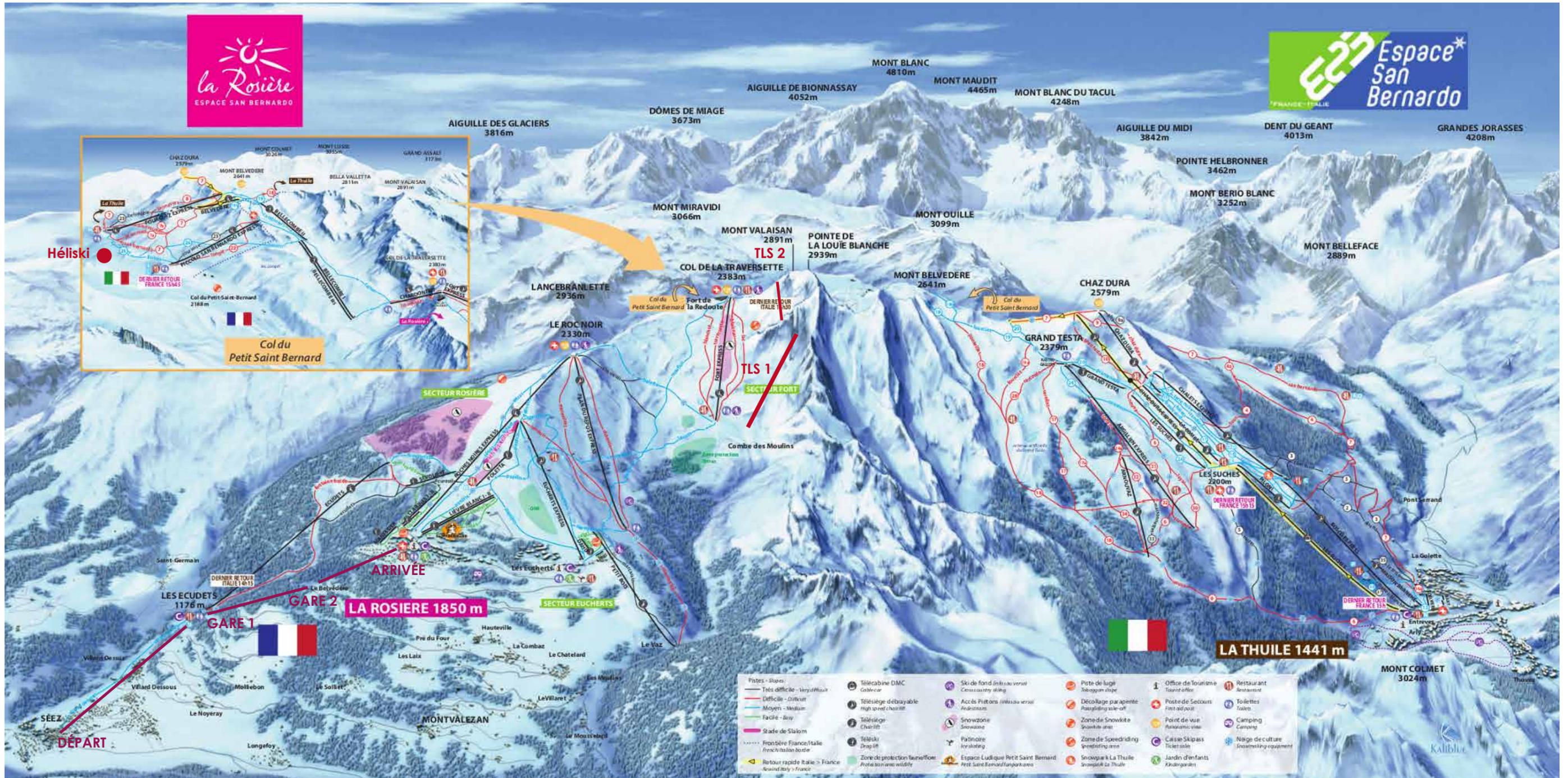
The Ruitor mountain chain and the majestic Mont Blanc are the background to the splendid valley of La Thuile.
 The architecture of the houses is typical of the mountain villages, with stone and wooden walls, and with slate-stone roofs like the rustic constructions of the past.
 Thanks to its geographical location and the characteristics of its territory, La Thuile offers a long winter season with an international skiing area including 160 km of ski slopes, and a summer with a pleasant climate offering a wide selection of typical mountain activities and moments of total relaxation which are deeply rooted in the valley traditions.



In 2014/2015, the new detachable 6-seater chairlift of the Plan Repos replaced 6 drag lifts of the Plan du Repos and the Roc Noir.



- 160 kms of slopes and for 2018 : Extension Mont-Valaisan
- One detachable 6-seater chairlift (TLS1)
- One 4-seater chairlift (TLS 2)
- The top of the Mont Valaisan drag lift, culminating at an altitude of 2805 m, will dominate La Rosière and the San Bernardo (+ 21 kms).



- For 2020 : Valley lift : cable car from SEEZ
- Departs from: town centre of SEEZ
- 1st intermediate station: ECUDETS slopes (Station 1)
- 2nd intermediate: Le Belvédère (Station 2)
- Arrival station: snow front of La Rosière



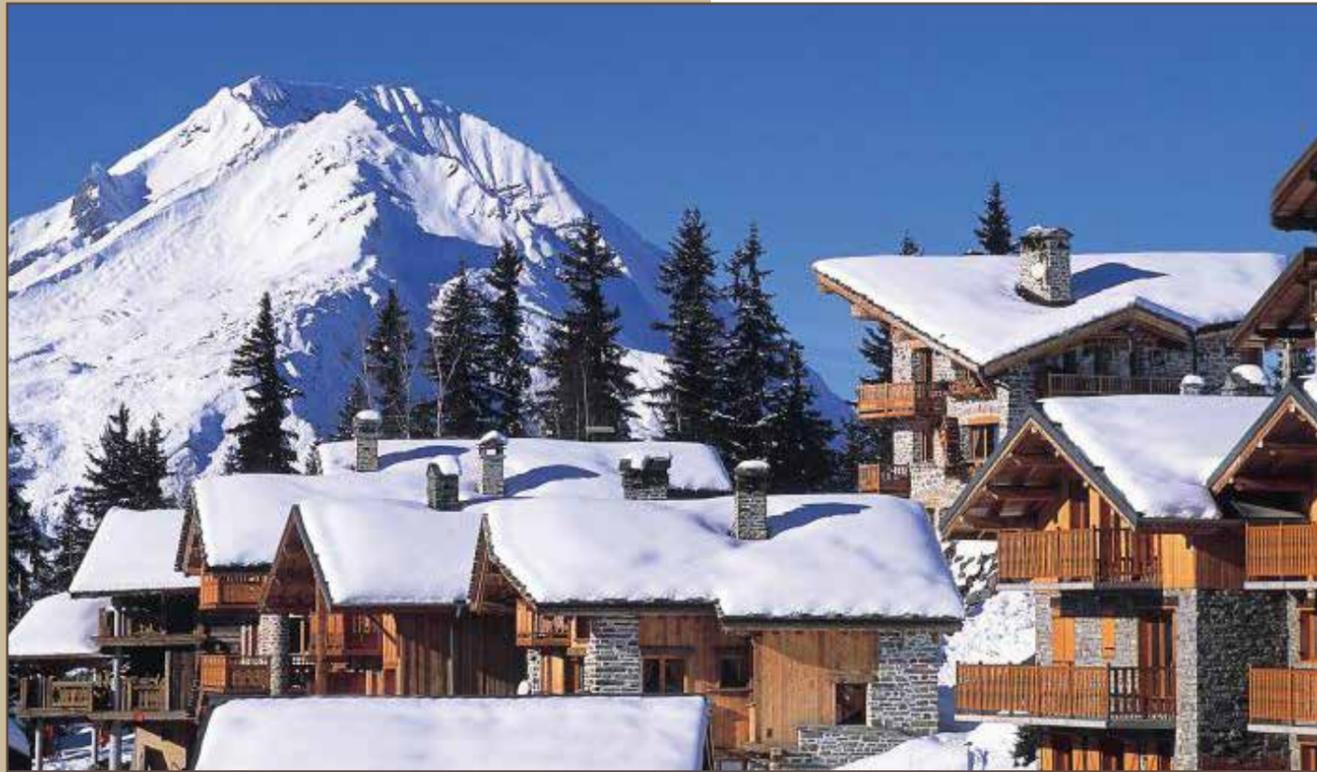
Located in the heart of the Haut-Tarentaise on a terraced site at an altitude of 1850 m facing south, la Rosière benefits from sunshine and an exceptional panorama.

Wood, slate and stone shape the architectural landscape of this typically Savoyard resort. Connected with La Thuile in Italy, La Rosiere is the only resort of the Northern Alps which offers an international skiing area of 160 km of slopes: the San Bernardo domain. Snow is guaranteed.

La Rosière is also oriented southwards, which makes it one of the skiing resorts the most exposed to sunshine.



THE MOST ITALIAN RESORT
IN SAVOIE !



3 LABELS :

- "FAMILY PLUS"
- "EXTENDED DOMAIN"
- "VILLAGE RESORT"



- < at an altitude of 1850 m
- < southern exposure
- < Snowzone, snowkite et heliskiing
- < "famille-friendly" ski resort
- < an exceptional view
- < Pays du Beaufort



Take time to enjoy your holidays....



Raquettes



Cours de ski



Snowkite / Speed Riding



Randonnée



VTT / Vélo



Equitation



Escalade / Via ferrata



Heliski



Ski de fond



Pêche



Golf / Tennis / Tir à l'arc



Zone de loisirs



Sentiers piétons



Patinoire



Bien-être et remise en forme



Activités aquatiques / Sports d'eau vive



Bowling



Visite de la station



Focus on heliskiing



Heliskiing is a dream for many ... Flying in a helicopter, reaching the mountain top effortlessly before skiing or snowboarding down the mountain, in shape and ready to go, enjoying landscapes otherwise too difficult to reach... These are the sensations you can experience after investing in La Rosière.

Heliskiing experiences are truly majestic and the skiing possibilities in La Thuile are countless for skiers of all levels.

Le Ruitor is «the best» of the Aosta Valley; it has 920 hectares of glacier and its highest point reaches 3480 m. Skiing on the unscathed slopes while seeking the best snow is an unforgettable experience that is rare in French ski resorts.

Several departures :

- From the pass of Petit Saint Bernard Le Mont Miravidi (alt: 3066 m) and Mont Ouille (alt : 3099 m)
- From La Pointe de Lechaud (alt : 3128 m)
- From Mount Freduaz (alt : 2939 m)
- From the Glacier du Ruitor (alt : 3267 m)



BREATHTAKING VIEW / WHILE KEEPING SKIS ON



«The representation of external layout is indicative only, see the descriptive notice for more information. The illustrations illustrate the atmosphere and are non-contractual.»



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THE GROUND PLAN

LE HAMEAU
de Barthélémy
LA ROSIÈRE

With a breathtaking view thanks to its southern exposure, this residential tourist complex offers an ideal location close to the ski lifts and the shops.

The «Hameau de Barthélémy» is composed of 20 three floor 2 to 5 bedroom flats (similar to a chalet). Animated by a vibrant mountain feeling, the residence offers quality services to transform each of your stays into exceptional moments to share with friends or family.

Shared premises available to residents:

- Ski lockers
- Play-room for the whole family
- Common room with a kitchen bar, a giant screen and a lounge area
- A well-being area with a sauna and a hammam to relax after your day of ski

By purchasing the residence under a variable commercial lease for leisure property management, each resident benefits from a personalised concierge service: preparing your belongings, laundry service, ski pass booking, babysitter...



THE FLATS

Natural and noble materials from the mountain are used all over the flat. A cosy atmosphere greets you the moment you step into your residence: pure lines, high-end materials and elegance. Authenticity and modernity are combined to guarantee you high quality services.

The room is equipped to bring you comfort and well-being. The materials used are refined and noble.

Bed headboards in old wood and the use of wool and fur in the bedrooms help give a soothing ambience.

AN EXCEPTIONAL AND UNOBSTRUCTED VIEW OF THE MOUNTAINS



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THE MARKET



- France is the first tourist destination in the world
- Strong rental demand
- Summer and winter activities



THE INVESTMENT

- Tax advantages
- Recuperation of VAT
- Completely hassle-free rental management

THE DESTINATION



- International skiing area in FRANCE/ITALY
- Significant ski lifts development projects
- Direct access to the TGV station of Bourg-Saint-Maurice



THE LOCATION

- Direct access to the ski lifts
- Close to all the shops
- Facing south / breathtaking view

THE MANAGEMENT COMPANY



- Subsidiary group Terrésens
- Concierge service
- Personalized management



THE DEVELOPER

- A know-how of mountain areas
- A recognized industry experience
- A strong regional implantation

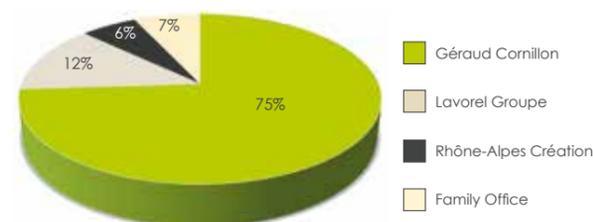
PROPERTY DEVELOPMENT

A unique multi-disciplinary know-how !

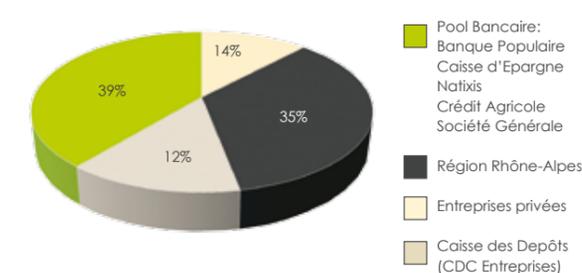
With competences ranging from land prospection to residence exploitation, as well as property development, our group has been expanding since 2008 with a unique expertise in real estate for leisure in the mountains.

With a renowned shareholder, especially through "Rhône Alpes Création", our group can provide solid financial guarantees and cooperates with large French Banks for its transactions.

Distribution of the capital of TERRÉSENS



Distribution of the capital of RHÔNE-ALPES CRÉATION



KEY FIGURES of Terrésens Group

- SAS with a capital of 400 000 €
- 20 employees
- 508 000 € of gross profit income in 2015
- 1 667 000 € equity

THE CHARACTERISTICS

Transaction name :
Le Hameau de Barthélémy

Transaction address :
Les Eucherts
La Rosière-Montvalezan (73)

Transaction type :
Residential housing for leisure

Lodging :
20 Flats from 2 to 5 bedrooms

Notary :
Maitre Delanoé / Salins-les-Thermes (73)

Acquisition type:
Variable commercial lease

OUR ACHIEVEMENTS/CO-ACHIEVEMENTS :

- LE DIAMANT DES NEIGES / PLAGNE 1800 :
Residential housing for leisure
12 lodgings
Participation of the group Terrésens : co-developer, marketer and manager

- LES FERMES DU MONT-BLANC / COMBLOUX :
Residential housing for leisure
60 lodgings
Participation of the group Terrésens : assistance for project management, marketer and manager

- LE COEUR DES LOGES / LES MÉNUIRES :
Residential housing for leisure
152 lodgings
Participation of the group Terrésens: assistance for project management, marketer and manager



The Law of 9 January 1985 linked to the development and protection of the mountain, called «the Mountain Law», imposes special obligations to owners for the rental for leisure of their property located in the ski resorts.

What are the solutions for rental management in La Rosière ?

3 solutions are available to you:

▲ Let **Terrésens Vacances** (TSV) manage your property through a **commercial lease**, which allows recuperation of the VAT on your purchase price. This commercial lease will give you **variable income** according to the rental benefits of Terrésens Vacances. The commercial service of TSV advertises your property through the **largest European Tour Operators** to ensure you a maximum occupation. Depending on your choice of occupation, our operations department will offer you **rental income simulations**. Finally, a **concierge contract** will accompany you from the very beginning of your booking on the following aspects :
 - Administrative tasks: support to subscribe to EDF, water, internet ... support for rental revenues tax declaration
 - Technical tasks: reception, delivery and maintenance of your property

▲ Let a real estate agency manage your property through a **management mandate***

▲ **Manage your property on your own** through your own advertisement channels and by taking in charge or subcontracting the management of the «departures/arrivals» of your tenants**.

* and ** the last two management options do not allow reimbursement of the VAT for your property acquisition and you may not benefit from the concierge service from TSV.



A dedicated team offers you a personalised service !

Terrésens Vacances, a subsidiary of Terrésens group, has developed a concierge service that can meet every need of the owners who have opted for the management of their property by TSV.

During the periods where the owners do not occupy their property, our operations department will be responsible for leasing, maintenance, security... hence allowing the combination of **rental income and tax advantages** (reimbursable VAT of the acquisition of property)

Your commercial lease	reimbursable VAT of your acquisition and rental income subject to VAT
Your rental income	75% of turn over (before tax) cashed by Terrésens Vacances
Your costs	operation costs / water + electricity + internet/ property tax / furniture and its renewal
Our costs	100% of the costs linked to the property management / reception desk / staff / laundry / housekeeping / routine maintenance / replacement «leasehold damage
The furniture in your flat	provided by the developer or furnished by yourself according to the description of Terrésens Vacances
Your occupancy	you can occupy your flat up to 6 months / year with your family and your choice is always considered as a priority during all periods
Your friends	your friends can enjoy your property and concierge service for 2 weeks / year
Concierge Services	Under the lease signature, terrésens vacances Will offer you services from the « ultimatum card »



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

* This card has to be purchased and is mandatory when a commercial lease with Terrésens Vacances is signed



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



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



airport transfers and taxi booking



heliski, helicopter booking

Find all the elements necessary for booking on :



JOIN OUR GROUP

