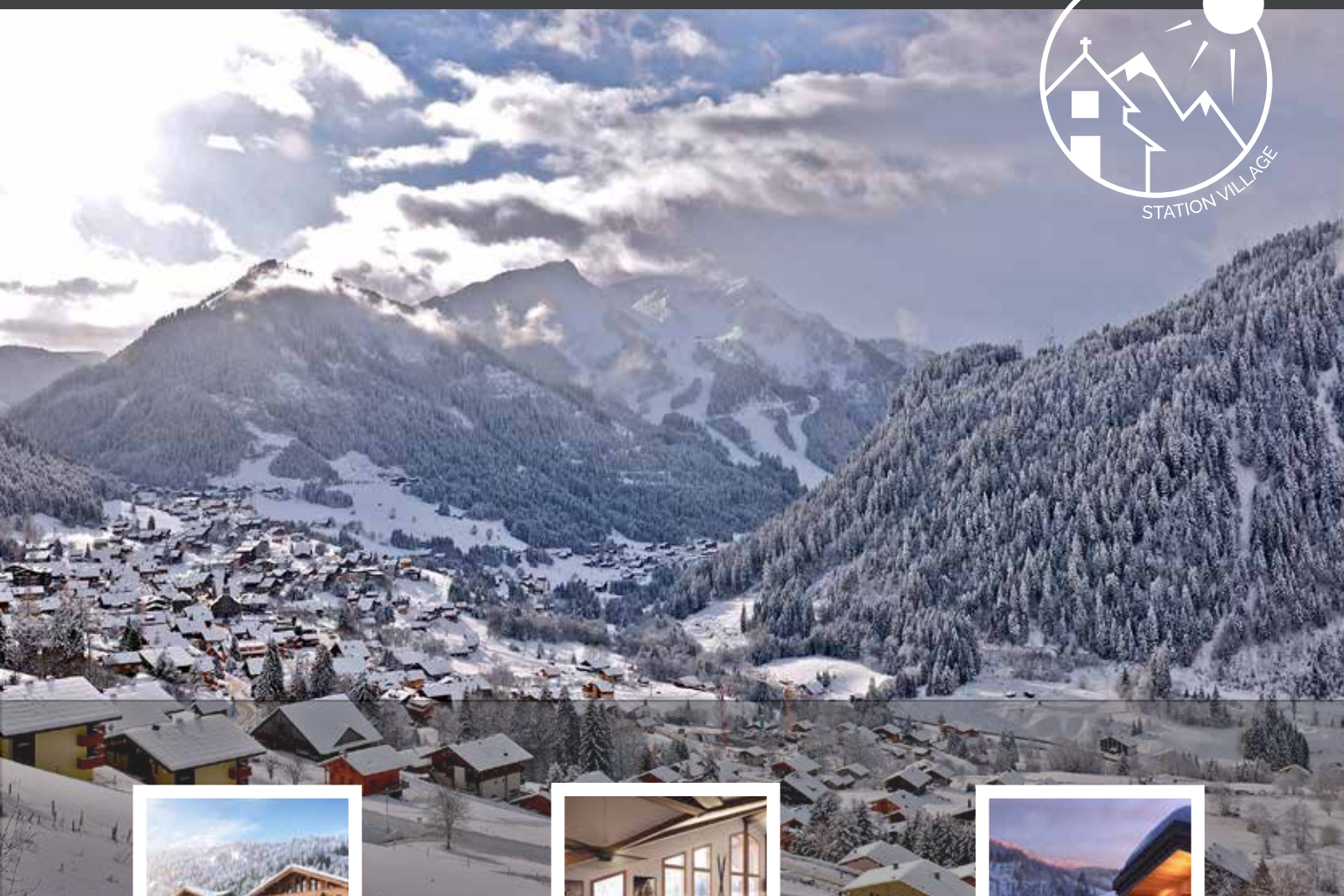


# LA CHAPELLE D'ABONDANCE

• FRANCE (74360)

REAL VILLAGE RESORT



39 Apartments  
from T2 to T5



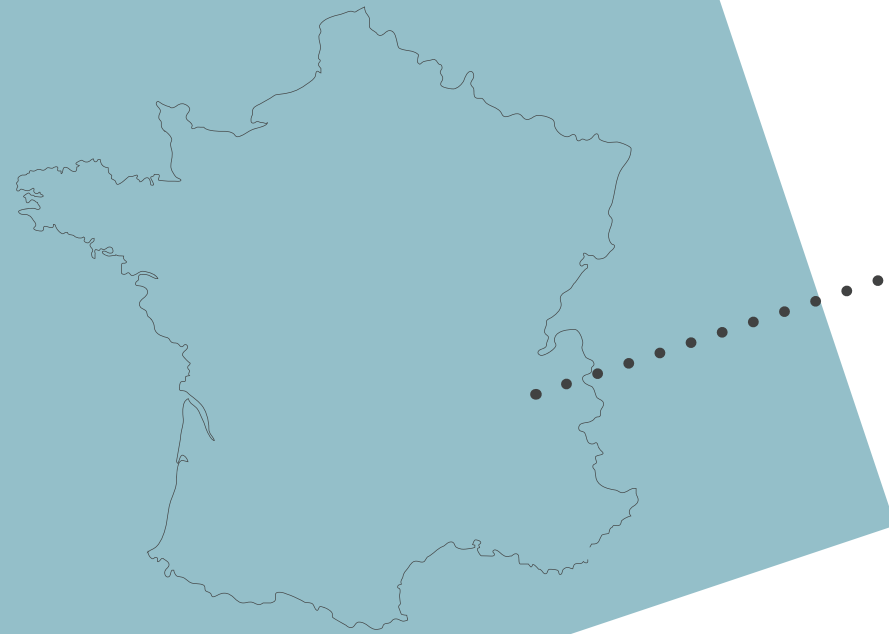
Top-of-the-range  
amenities



At the foot of the  
slopes

THE PORTES DU SOLEIL AREA

## LOCATION



LE FLOCON  
blanc

**LE FLOCON BLANC**  
Lieu-dit "La Chapelle"  
74360 La Chapelle-d'Abondance



### AUTOROUTES

Via Autoroute A6:  
Direction Geneva: La Chapelle  
d'Abondance exit  
Direction Grand-Saint-Bernard:  
Portes du Soleil exit  
Geneva: 67 km - 1h20  
Via Autoroute A39:  
Direction Dijon / Bourg en Bresse  
Thonon-les-bains: 33 km - 40 min.



### GARES

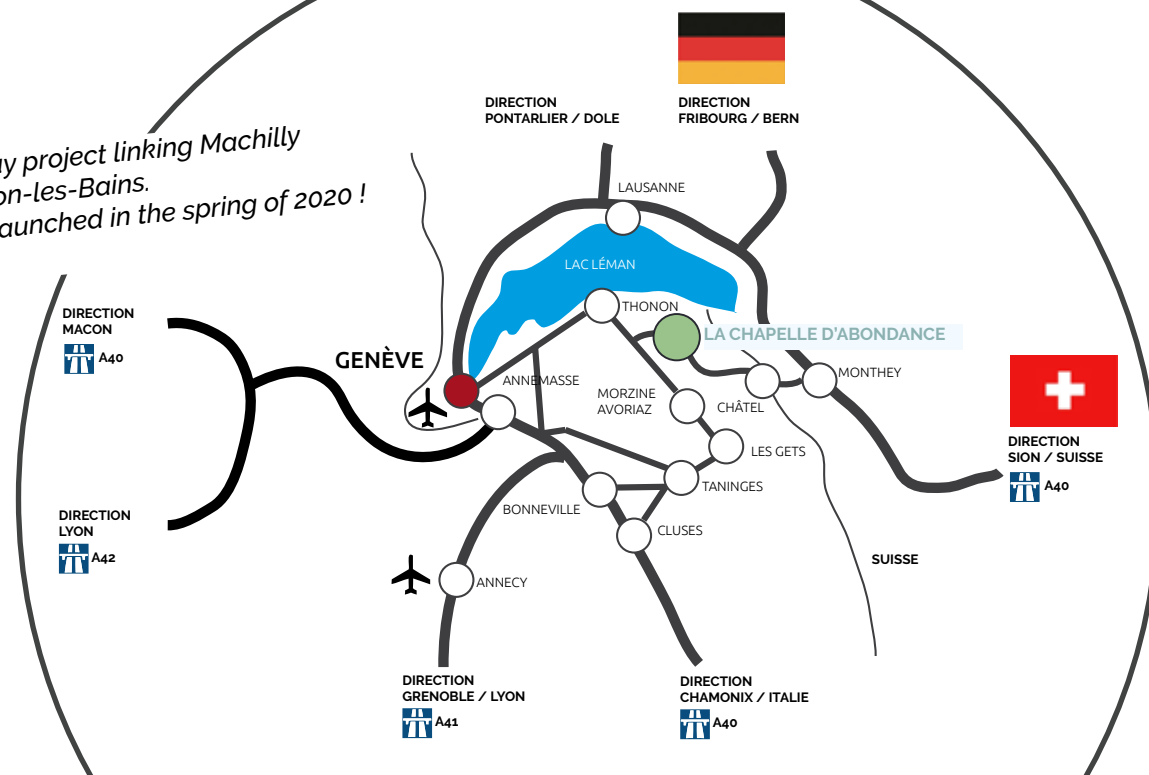
Geneva train station (1h20)  
Annecy train station (1h40)  
Paris-Geneva (3 hours)



### AÉROPORTS

Grenoble-Cointrin Airport (1h30)

*New Chablais motorway project linking Machilly  
and Thonon-les-Bains.  
The call for tenders will be launched in the spring of 2020 !*



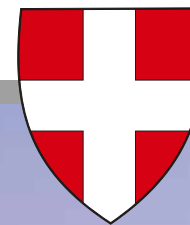
## HISTORY....

### CHAPELLE D'ABONDANCE, LAND OF ART AND HISTORY

In 2003, the Abondance Valley was awarded the official title of Land of Art and History by the French Ministry of Culture. This label recognises communities that are committed to the promotion of their heritage.

Exhibitions, guided tours, theme trails, children's workshops... all of these enable you to discover the richness of our daily life and history! From the countryside to mountain pastures, from the abbey to the chapels and oratories, from woodworking to winter sports, all facets of local life, both past and present, are available to you.

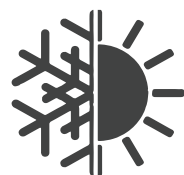
In 2019, the Land of Art and History label was extended to the entire Pays d'Evian-Vallée d'Abondance region.



© Village-crêpuscule[JFVuarand.jpg

## VILLAGE RESORTS

- 1 - Timeless charm and authenticity
- 2 - Comfortable living, ideal for family time
- 3 - The mountains of tomorrow (two real summer and winter seasons)
- 4 - A safe financial and family haven



A longing for wide-open spaces is boosting the mountain summer season year on year, with an enthusiasm reminiscent of city-dwellers' passion for country retreats.

### VILLAGE RESORTS AND ESPRIT VILLAGE (VILLAGE FEEL) RESORTS ARE ALL THE RAGE !

Buyers and holidaymakers are increasingly attracted to resorts that teem with life throughout the year, such as La Chapelle d'Abondance. Putting your urban existence on hold and escaping to a chalet-like home with authentic architecture, which gives wood and stone pride of place, set in a location with majestic scenery in a carefully-conserved area - these factors reveal a love of the mountains in both seasons, and a love that puts summer first. This is the lever for developing the tourism of tomorrow and of the future.

### FEELINGS FIRST

The old 'property-investment' model in tourist apartment complexes is finished! Emotion plays a major role when people buy properties in our apartment complexes. Wishing to stay in control of exactly when they occupy the property, homeowners, influenced by the new Airbnb trend, are attracted by the opportunity of renting out their apartments for several weeks a year to pay for the running and upkeep costs. In this way, owners can ensure their mountain home is financially viable, while avoiding all the management hassle associated with the 'old model'.

### A SAFE HAVEN IN EVERY SENSE

The impact of circumstantial economic risks (covid-19, international economic tensions etc.) makes stock markets very volatile. Compared to yo-yoing share prices, properties in prime locations stand out as sound investments. As well as safe havens for wealth, they make a safe haven for the family, as was evident when Parisians fled their city on the eve of lockdown. Getting away to fertile mountain landscapes with the family turns out to be a major preoccupation for the French.

### SPACE IS LUXURY

Our mountain properties have moved beyond the outmoded space-saving model of the past, adopting a new model in which spacious rooms create the feel of a real home. At Terrésens, we meet our clients' expectations by aiming to find the perfect balance between price, comfort and space, especially in the living areas. The decorative focus is on providing fully-equipped American kitchens opening onto living areas that act as the heart of family life. Terrésens, therefore, aims to keep the living area above 25 sq. m. in all apartments that have two or more bedrooms.

### HANGING OUT AT 2,000 M ELEVATION IS POINTLESS !

A truly fundamental trend is emerging amongst new buyers, who are no longer focusing their investments only on winter occupancy and high altitude skiing. Buyers are increasingly seeing advantages, both "financial and pleasurable", in opting for village resorts that provide welcoming environments all year round. Village resorts connected to the slopes via large-scale lifts, such as the Panthiaz lift in La Chapelle, which can take you to the Portes du Soleil ski area (600km of runs) in just a few minutes, are able to combine the joys of snow sports with summer pleasures such as mountain hikes, relaxing on outdoor terraces in bars and restaurants, and browsing in boutiques. These summer activities are out of the question in the austere surroundings at 2,000-metre altitudes!

### MOUNTAIN BIKES ELECTRIFY THE SLOPES !

There is growing summer demand for our Terrésens apartment complexes, another sign that the mountains are not just for skiing. Holidaymakers no longer want to cram themselves onto over-crowded beaches. They much prefer hitching a cart to an electric mountain bike for a family picnic on a mountain pass, bathing in a biotope lake, rafting and canyoning, or enjoying one of the many other reasonably-priced activities on offer in the summer. In order to satisfy their longing for open spaces and spending time relaxing with the family, many say they are ready to buy a second home in the mountains.

VILLAGE RESORTS,  
Two real seasons - summer and winter !



- 1 - Clean air all year round
- 2 - Varied activities for all
- 3 - Calm & relaxing
- 4 - An ideal place to recharge as a family!

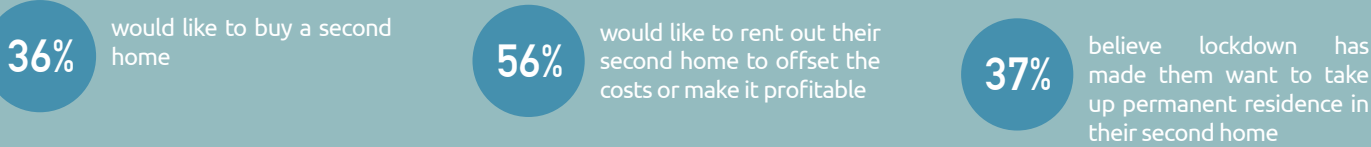


FRENCH RESORTS IN NUMBERS

- 300+ SKI RESORTS IN 6 MASSIFS
- 23% OF NATIONAL TERRITORY
- N° 1 SKI AREA IN EUROPE
- 3RD WORLDWIDE SKI DESTINATION
- 10 MILLION VISITORS TO RESORTS EVERY WINTER
- 29% FOREIGN CLIENTELE
- 120,000 JOBS - DIRECT AND INDIRECT EMPLOYMENT

Second homes: what are the expectations ?

Family home, refuge for occasional use, pied-à-terre for relaxation ... a second home is the stuff of dreams. Ideally, you would like to be able to enjoy it during the holidays, when it appeals, whether your second home is by the sea, in the country or in the mountains !



The main criteria when choosing a location



THE MOST ATTRACTIVE SUMMER PRICES !

Accommodation rates are attractive in the summer season, drawing growing numbers of visitors. Over the most recent summer seasons, mountain holidays have been all the rage.



AGREEABLE TEMPERATURES !

For sun-worshippers, the mountains offer optimal sun-filled destinations. The amount of UV actually increases by 4% with every 300 metres gained in altitude. You tan more quickly in the mountains than on the beach!  
The temperatures are also pleasanter, allowing you to escape stifling heat waves.



PURE MOUNTAIN AIR

When you choose the mountains, you are getting away from over-populated areas, pollution and traffic jams. You are avoiding the crowds. You can relax by the lakes and rivers where you can cool off while admiring the breath-taking and peaceful surroundings!



DISCOVERING NATURE

Allow yourself to be captivated by your discovery of the landscape and the panoramic views. It is the perfect spot for acquiring a wealth of knowledge: exploring old villages, traditional architecture, museums, old religious buildings and fortifications. Admire remarkable historic sites and discover the history of mountain villages.  
Set off to investigate the wild flora and fauna that can be found throughout the mountain ranges!



SOMETHING FOR EVERYONE

Discover village festivals and a multitude of fun activities such as hiking, mountain biking, bathing in lakes and swimming pools, water parks, thermal baths and even paragliding, via ferrata, and horse-riding ... there is something for everyone, kids and grown-ups alike.

### A unique and authentic village resort... on the border with Switzerland !



- 1 - A family village
- 2 - A traditional Savoyard village
- 3 - A sunshine-filled resort
- 4 - An authentic resort



**ALTITUDE :**  
975 m to 2430 m



**LOCATION :**  
Chablais Massif



**CHARACTERISTICS :**  
Gateway to the Portes du Soleil  
600 km of ski runs  
Easy access  
Guaranteed snowfall



**ACTIVITIES :**  
Winter and Summer Resort  
Multi-activities



**LABEL :**  
Land of Art and History

Authentic family and sports resort.

A gateway to the Portes du Soleil ski domain, La Chapelle d'Abondance's broad white slopes and authentic landscapes welcome you into the heart of this traditional village resort. You will then discover the splendours of Abondance Valley, the most beautiful valley in the region. This sunny corner of paradise is located in the Chablais Alps.

Nestled in the Haute-Savoie region, the stunning village resort of La Chapelle d'Abondance offers you all of the valley's many charms.

This picturesque village offers ski areas of all ability levels. The ski school makes it an ideal location for beginner skiers and novice winter sports enthusiasts. It is a gateway to the immense Franco-Swiss domain of Portes du Soleil, with its 12 resorts and 600 kilometres of runs...

In addition to alpine skiing, there are numerous other activities that can be practised alone, in groups and/or with professionals: snowshoeing, dog sledding, ski touring, Nordic skiing, skijoring, etc.

La Chapelle d'Abondance is also a land of individuals who are proud to share their ancestral traditions. The village's centuries-old and well-preserved architectural heritage, coupled with all of the modern conveniences, will ensure that your stay in Savoie is both a traditional and comfortable one.

Finally, local culinary specialities with pronounced flavours will tempt your taste buds after a day at altitude.

#### NEAR CHÂTEL

Châtel is only 5.5 km from la Chapelle d'Abondance.

This charming village resort is on the French-Swiss border. Demonstrating a genuine respect for heritage, its well-preserved architecture is inspired by the Abondance Valley's traditional farms.

A family and sports resort, it is the ideal playground for those who love snow sports and wide open spaces!

Open both winter and summer, this resort offers a wide range of activities throughout the seasons.

## THE FRANCO-SUISSE WAY OF LIFE !



### THE ABONDANCE BREED

A breed of cattle was named after the Abondance Valley. The cattle were brought to the region by the Burgundian people in the 5<sup>th</sup> century. The breed is easily recognisable thanks to the cattles' RWF colouring (red with white faces) and the mahogany coloured halos around their eyes (also referred glasses)! Abondance cattle are robust and hardy. They are adapted to both our climate and our topography. The cows are also very good milkers.

### ABONDANCE CHEESE

Abondance cheese was present on the Pope's table in Avignon circa the 14<sup>th</sup> century: it has thus been produced for a very long time indeed! In 1990, it obtained the Appellation d'Origine Contrôlée (AOC) and the Appellation d'Origine Protégée (AOP).

### BERTHOUD

'Berthoud' is a baked culinary speciality whose basic ingredients include Abondance cheese and Madeira. It is served with bread and potatoes. Berthoud is a must-try dish!

### FARM VISITATIONS

Farm visits allow you to meet local producers and their animals while touring the farm. You'll learn all about farm operations and discover how Abondance and Chevrotin cheese are made. You'll also have the opportunity to buy high quality products.



### THE PIERRE GIANADDA FOUNDATION

The Pierre Gianadda Foundation is located in the heart of a vast sculpture park in Martigny: it hosts exhibitions and concerts all year round.

It also continuously presents important temporary exhibitions. Nearly 10 million visitors have already admired works originating from private collections, as well as from the world's great museums, notably during the exhibitions of Klee, Goya, Rodin, Giacometti, Schiele, Lautrec, Moore, Modigliani, Claudel, Chagall, Braque, Degas, de Staël, Manet, Miró, Gauguin, Bonnard, Kandinsky, Van Gogh, Picasso, Van Dongen, Morisot, Signac, Anker, Balthus, Erni, Renoir, Matisse, Zao Wou-Ki, etc.

The goals of the Pierre Gianadda Foundation are straightforward: to combine the memory of a brother who died much too young with the desire to promote the city's history and offer major pictorial and musical events.

Goals of the Pierre Gianadda Foundation

- A. To ensure the conservation and enhancement of the remains of the Gallo-Roman temple discovered in Martigny in 1976.
- B. To provide the Cantonal Museum Service with premises for the exhibition of Roman objects discovered in Martigny and thus create a Gallo-Roman Museum.
- C. To use the exhibition rooms and dedicated plots of land for cultural purposes.
- D. To contribute to the development of Martigny's cultural and tourism appeal.

### MORGINS, 1<sup>st</sup> Swiss resort (10 km from la Chapelle d'Abondance)

Bordering the Abondance Valley, the village of Morgins links the Swiss and French territories of the Portes du Soleil domain.

In Morgins, murmurs of water whisper into visitors' ears: a ferruginous spring colours the pebbles of the Vièze with magnificent and intriguing red-ochre hues while the Fontaines Blanches waterfalls gush out of the earth at an altitude of 1700 m. Below, Morgins Lake is lined with spruce forests and pastures: it's a romantic spot for daydreaming or regaining one's peace of mind.

Beyond these idyllic nooks and crannies, the alpine world knows no boundaries. The Vallon de They offers an authentic encounter with one of the most beautiful cattle breeds in the Alps: Hérens cattle. In the summer, these cattle return to mountain pastures and, with their impressive posture and penchant for fighting, compete to establish the herd's hierarchy.

Morgins also boasts a vast network of pedestrian and educational walks, as well as a ski touring park. It is an excellent starting point for those looking forward to a long and wondrous day of skiing.

## THE SKI AREA

# THE FRANCO-SUISSE HEART SKI AREA !

PISTES VERTES  
38

PISTES BLEUES  
131

SNOWPARKS  
30

PISTES ROUGES  
105

PISTES NOIRES  
32



600 Km of slopes



306 slopes



195 ski lifts



## SKI FOR EVERYONE !



- 1 - In the heart of a large estate
- 2 - 2 possible domains for skiing
- 3 - Several packages available
- 4 - Direct access from the residence



Nestled in the heart of the Chablais Massif and flanked by the peaks of the Cornettes de Bise and Mont de Grange, the resort offers a varied and unspoiled ski terrain. The alpine ski area includes two sectors, Braitaz and Crêt-Béni, which are linked by a regular shuttle service that is free of charge.

The Crêt-Béni sector has 16 runs, allowing you to ski out of your residence and through a beautiful forest of fir trees.

The Braitaz sector, accessible by car and shuttle, enables you to reach the Portes du Soleil domain. This ski area connects 12 French and Swiss ski resorts and features 600 km of ski runs, making it the largest cross-border ski domain in the world.

Whether you are enjoying the modestly-sized area of la Chapelle d'Abondance, which features complementary alpine ski runs to satisfy skiers of all levels, or taking advantage of the numerous Portes du Soleil itineraries, the village resort of La Chapelle d'Abondance has something for every winter sport aficionado.



### WHERE SKIING ? 3 PACKAGES POSSIBLE



#### CHAPELLE D'ABONDANCE :

25 km of intimate, pristine and family-friendly trails ! Ideal for beginners and children.

The La Chapelle d'Abondance ski area includes 2 ski sectors, Braitaz and Crêt-Béni, with a total of 23 runs, 2 boardercrosses and 1 toboggan run. They are accessible with a single ski pass. This pass includes all the ski lifts in the two sectors, plus the 'Conche' and 'Dieu des Têtes' ski lifts in the Torgon ski area in Switzerland (linked via Braitaz).

The ski area is open from 21 December 2019 to 29 March 2020.

#### CHAPELLE LIBERTÉ :

130 km of runs for beginners and experienced skiers alike.

This pass gives you access to the village ski area. It also allows you to access the first upstream resorts in the valley.

#### PORTES DU SOLEIL :

600 km of runs, for all ski ability levels! First world-famous, linked ski domain.

La Chapelle d'Abondance is the gateway to the gigantic Portes du Soleil ski domain. This ski pass gives you access to the village area and to all the resorts upstream.

### 3 ACCESS POINTS UPON LEAVING THE RESIDENCE :



#### CRÊT-BÉNI CHAIR LIFTS :

Catch a chair lift to the ski area immediately upon leaving the residence!

#### DE LA PANTHIAZ GONDOLA LIFTS :

Located 1.8 km (4 minutes by car) from the residence, these lifts provide access to the Châtel ski area!

#### PRÉ LA JOUX :

Located 11 km (15 minutes by car) from the residence and providing access to Avoriaz !

A wide range of activities  
that will appeal to young  
and old !



© FREERIDE\_2013\_JFVuarand (335).JPG

### ALPINE SKIING

You'll have three options: the La Chapelle d'Abondance domain, Chapelle Liberté and Portes du Soleil.

### NORDIC SKIING

Abondance Valley's Nordic area runs along the Dranse river, encompassing three resorts: Abondance, La Chapelle d'Abondance and Châtel. It includes 25,700 km of ski runs and Nordic itineraries (between 1000 and 1500 metres above sea level).

Eight runs of varying difficulty are marked out and groomed. Skate skiing (not skating) and cross-country skiing (classic technique) are offered.

In addition to Nordic skiing, other activities are offered in the Nordic area: biathlon, Nordic park, ski orienteering and tobogganing.

The 4-season centre is freely accessible via the La Panthiaz gondola lifts. Here, you'll find information on opening hours, piste grooming, etc. Plus, you can warm up! Open all winter from 9am - 5pm.

### SKI TOURING

La Chapelle and the Chablais Massif are ideal for ski touring.

### SNOWSHOEING

In the winter, nature is sedate, but it is not inactive. Discover animal tracks, enjoy the beauty of the landscapes, etc.

Start in the village, or take a chair lift to the summits, and follow our marked winter itineraries.

Numerous snowshoe circuits are available both in the Abondance Valley and in Morgins, thanks to our Swiss friends. You'll find all the information you need in the free La Chapelle Tourism topo-guide (download [here](#)). Starting at the village centre, an itinerary over packed snow gives you the opportunity to snowshoe in complete safety. Download the leaflet.

Snowshoes are required on all walks. The village sports shops have snowshoes available for rent or purchase.

### DOG SLEDDING

Let a musher drive you or take a dog sled driving lesson.

Rides (20 minutes)

Sit in a sled, pulled by a dozen dogs and driven by a professional.

Free for children under 3 years of age.

Dog sled driving lesson (1 hour)

Learn how to drive a team of 3-4 dogs under the supervision of a qualified musher.

30 minutes of theory and dog harnessing, followed by 30 minutes of driving.

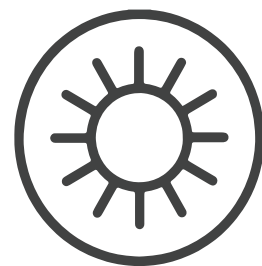
No snow ? Go on a (20 minute) 'cani-rando' hike or 'cani-kart' ride.

### WELL-BEING

See to your well-being: relax in a spa or book a session with a freelance professional.

The village's various spas offer saunas, hammams, jacuzzis, swimming pools, body sculpting treatments, yoga classes, etc.

A breath of fresh air  
in preserved natural  
environment !



## TRAIL

The Portes du Soleil domain gives you the chance to try trail running in the Northern Alps. It is comprised of 12 resorts, forming the largest linked area in Europe. Discover the resorts between France and Switzerland: Abondance, Avoriaz 1800, Champéry, Châtel, La Chapelle d'Abondance, Les Gets, Montriond, Morgins, Morzine-Avoriaz, St Jean d'Aulps, Torgon and Val-d'Ille Les Crosets Champoussin. In the summer, more than 400 km of marked routes await you. With 54 routes, starting from one of the 23 mountain lifts that are open throughout the summer, you'll be able to explore the heart of the Alps between Lake Geneva and Mont Blanc. Thanks to Portes du Soleil, it's possible to run and traverse mountains in the heart of the Northern Alps.

To satisfy everyone's needs and allow for both solo trail running and trail running with family and friends, the Portes du Soleil offers trails adapted to all levels and tastes. Like the ski runs, trail routes are classified by difficulty level. Among the 400 km of trails in the Portes du Soleil domain, you'll find:

- 18 green trail routes (less than 8 km)
- 18 blue trail routes
- 9 red trail routes
- 6 black trail routes (including skyrunning on ridges)
- 4 vertical kilometres
- Plus 8 competition-level routes.

Whether you're training for a new challenge or just planning on enjoying a great weekend, the tracks in Portes du Soleil are tailor-made for you.

## MTB

Head for Europe's biggest MTB area!

A forerunner in the MTB scene, the resorts of Portes du Soleil continue to invest and innovate to further develop mountain biking activities. The domain is now the largest cross-border MTB area in Europe. The Portes du Soleil is comprised of 12 resorts (Abondance, Avoriaz 1800, Champéry, Châtel, La Chapelle d'Abondance, Les Gets, Montriond, Morgins, Morzine-Avoriaz, St Jean d'Aulps, Torgon and Val-d'Ille Les Crosets Champoussin) with 5 internationally renowned Bike Parks.

The Portes du Soleil domain is a source of inspiration whatever the season! In the summer, multicoloured panoramas are on offer to mountainbikers, who have so many choices as to where they can ride: in pine forests, on tree-lined tracks, on winding singletracks or through Alpine meadows...

In total, there are 19 mountain lifts that you can take to cross the French-Swiss border, with the promise of incredible panoramas every time you head out! Here, all types of MTB are possible. The domain has earned its name thanks to the world-renowned reputation of its Bike Parks, which have hosted prestigious events including the Pass'Portes du Soleil MTB festival, the MTB World Championships, the IXS Cups and Crankworx. More than 600 km of MTB slopes criss-cross the mountains, providing major fun for riders and freeriders! One last detail is worth noting—and it's a big one—all the tracks and lifts in the area are accessible with just one €28/CHF 33 pass for the day!

As pioneers in e-MTB as well as MTB, the area has 35 tailor-made slopes for e-riders, the equivalent of 350 km of marked tracks just for this discipline alone. Since 2012, our 12 resorts have worked together to offer suitable tracks where the gradient isn't a problem, thanks to electrically assisted bikes. The 23 Bosch recharge stations are freely available throughout the area, allowing riders to recharge their e-bikes while they're out, also making the Portes du Soleil the first cross-border e-bike domain.

## FISHING

The Dranse d'Abondance is just a few metres from the residence. It's a popular river for trout fishing.

## LOCATION

In nature in the very heart of the village !

Located in the heart of the resort, the residence 'Le Flocon Blanc' benefits from an ideal location in la Chapelle d'Abondance.

The Dranse d'Abondance is just a few metres from the residence, making this setting both peaceful and relaxing. The village's shops and restaurants are within walking distance of the residence.

Since it's a ski-in/ski-out establishment, you can access the Crêt-Béni sector upon leaving the residence.

Finally, a regular shuttle service links the resort to the 'Les Portes du Soleil' ski domain and is free of charge.



A residence combining  
tradition and modernity !

LE FL<sup>❄</sup>CON  
LA CHAPELLE D'ABONDANCE blanc

As a residence respectful of its Savoyard heritage, 'Le Flocon Blanc' is inspired by the Abondance Valley's traditional farms.

It consists of 39 apartments (T2 to T5) with top-of-the-range amenities.  
Each apartment has its own dedicated parking space.

"The representation of layout is indicative only, please refer to the description notice."



An exceptional view  
of the surrounding  
mountain tops

\*The representation of layout is indicative only, please refer to the description notice.\*



## Top of the range with refined décor !

Furnished and painstakingly equipped by a Terrésens group decorator, the apartments combine comfort, authenticity and modernity. Top-of-the-line natural materials, such as wood and slate, add to their authentic ambiance. The living rooms are spacious and cocooning. Our modern, high-quality amenities will make you feel right at home.

\* The representation of layout is indicative only, please refer to the description notice.\*



Everything is proposed,  
nothing is imposed !

For owners who would like our help  
**Terrésens offers services to support you  
every step of the way**  
in the seasonal rental of your apartment



DYNAMIC SOLUTION

If you want to rent your property out  
Terrésens can help.  
We offer complete freedom of choice and  
a wealth of options! Just let us know which  
rental solution suits you best.

Simplify the rental process: a single,  
easy-to-reach contact.

Make a sound investment: high quality  
services, premium locations, energy efficient.

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

Choose our **TERRÉSENS VACANCES**  
lease agreement :  
**Commercial Lease**

- Every year, you decide how and when you  
will occupy your personal property\*.
- Rent your property through the largest  
mountain tourism distribution networks.
- Rental income adjusted to suit how often  
you choose to occupy the property.
- Reclaim VAT (20%) on the purchase price  
\*\*.
- Concierge service for owners.

(\*) For up to a maximum of 182 days per year when purchasing a furnished apart-  
ment that offers para-hotel services.

(\*\*) Reclaiming VAT: Article 261 D 4e / 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.



CLASSIC SOLUTION

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

The **TERRÉSENS GESTION** management  
mandate is for you :  
**Management Mandate**

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



BASIC SOLUTION

You would rather simply enjoy **hotel-style  
services** while **managing the property** rental  
yourself.

Choose the **TERRÉSENS CONCIERGERIE**  
serviced accommodation contract :

- Covers the reception of tenants, check  
in, inventory on arrival and departure,  
cleaning, provision of linen, presentation  
of the wellness spaces...

## Professional construction and management !

*SPECIALIST IN THE MOUNTAINS SINCE 2008 !*

### • DESIGNING AND BUILDING

Our group gets involved as soon as a property has been identified. After a study has been carried out by our development department, we select sites, paying rigorous attention to detail. Choosing the right location is critical because it guarantees the best investment: "Location, location, location" is our watchword! We then go through the following steps: we carry out studies of the property market, we benchmark, and then we design the project in collaboration with the architects, our management department and the future management teams. When building the properties, we get involved as the property developer/ co-developer, or even as consulting engineers.

### • MARKETING AND CONSULTING

Immoé, a subsidiary of the TERRÉSENS group, markets the properties (apartments, chalets, villas etc.) so as to limit the number of middlemen. We work with our own network of consultants in France and internationally.

### • MANAGING

Our management team studies, selects and validates the future property programmes completely independently so as to ensure long-lasting problem-free management. For owners who decide to let their properties through Terrésens Hôtels et Résidences, our teams also carry out the monitoring and technical follow-up and manage the rental of the apartments.



Terrésens – Hôtels & Résidences is a subsidiary of the Terrésens group and on behalf of the owners who opt for the service, it manages exceptional properties by the sea and in the mountains, while also offering owners a concierge service before and during their stays.

Terrésens Hôtels & Résidences selects destinations of the highest calibre in strategic locations (resort centre, ski-in ski-out, sea view etc.) to ensure that each of the properties that it manages enjoys consistently high occupancy rates.

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

The dedicated commercial structure develops holiday sales, 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\* For any personal requests, a concierge is at your disposal. Upon request and from your advisor, other rental management solutions and custom surveys available

\* Card offered for the first 3 years upon signing a commercial lease with Terrésens Hôtels & Résidences



**OPERATION NAME :**  
LE FLOCON BLANC

**OPERATION ADDRESS :**  
Lieu-dit «La Chapelle»  
74360 La Chapelle d'Abondance

**OPERATION TYPE :**  
Residential tourism co-ownership

**ACCOMODATIONS :**  
39 Apartments from T2 to T5

**AMENITIES :**  
Reception, concierge services, indoor parking, cellars ...

**DEVELOPER :**  
Groupe Terrésens

Find everything you need for reservations at [www.terresens.com](http://www.terresens.com)

Find our rental offerings at [www.mysecondhome.com](http://www.mysecondhome.com)

Join our group on social media



**LYON Siège**  
**19 bis, Place Tolozan 69001**  
Parking Parc Opéra  
**+33 (0)4 72 14 07 14**

**SAS AU CAPITAL DE 1 500 000€**  
**RCS Lyon 501 580 211**

**PARIS**  
**2, Rue Villebois Mareuil 75017**



**TERRÉSENS**  
PROPRIÉTÉS

[www.terresens.com](http://www.terresens.com)

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