TERRÉSENS
PROPRIÉTÉS

LE SPOT
Sainte-Foy-Tarentaise (73)

SAINTE-FOY-TARENTAISE

• FRANCE (73640) - 1550-2622m in altitude

#NATURAL SKI

STATION VILLAGE

Close to the pistes

From one bedroom (T2) to four bedrooms (T5)

Pool, wellness area

SAINTE-FOY-TARENTAISE

SAINTE-FOY-TARENTAISE,
a village resort with old-fashioned charm!

ACCESS

FROM LYON
Take the A43 towards Chambéry then towards Albertville
Follow the RN90 towards Tarentaise/Moutiers
In Moutiers, follow Bourg-St-Maurice/Haute Tarentaise
Continue to Ste Foy-Tarentaise

FROM GRENOBLE
Take the A41 towards Albertville
Follow the RN90 towards Tarentaise/Moutiers
In Moutiers, follow Bourg-St-Maurice/Haute Tarentaise
Continue to Ste Foy-Tarentaise

FROM GENEVA
Take the A41 towards Annecy then Chambéry
Take the A43 towards Albertville
Follow the RN90 towards Tarentaise/Moutiers
In Moutiers, follow Bourg-St-Maurice/Haute Tarentaise
Continue to Ste Foy-Tarentaise

BOURG-SAINT-MAURICE
(19 km from the resort)

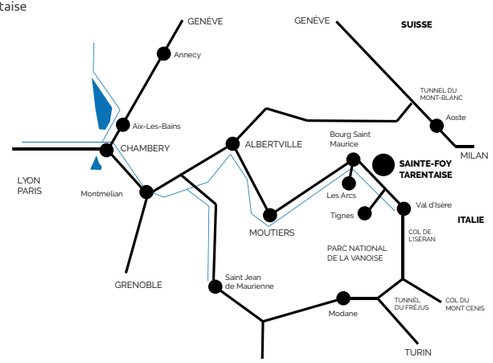
Regular shuttles and buses run between Bourg-Saint-Maurice station and the resort.

LYON SAINT-EXUPÉRY AIRPORT
208 km - 2 hrs 30 mins

GENEVA INTERNATIONAL AIRPORT
210 km - 2 hrs 30 mins

GRENOBLE ALPES ISÈRE AIRPORT
203 km - 2 hrs 30 mins

CHAMBÉRY SAVOIE MONT-BLANC AIRPORT
130 km - 1 hr 45 mins



AT THE HEART OF THE TARENTAISE AND RENOWNED SKI AREAS

VILLAGE RESORTS

1 - Timeless, authentic charm

2 - A relaxed way of life to enjoy with the family

3 - The mountain holiday of the future (genuine summer-winter dual season)

4 - A safe haven family asset

Every year, people's thirst for wide open spaces boosts the summer season in the mountains. It's an enthusiasm that mirrors the appeal of "a place in the country" to city dwellers.

VILLAGE RESORTS AND "VILLAGE-FEEL" RESORTS ARE ON THE RISE!

Buyers and holidaymakers are increasingly attracted to year-round resorts like Sainte Foy Tarentaise. An escape from city life in a chalet-style residence, whose traditional, wood and stone architecture offers a total change of atmosphere, surrounded by vast tracts of unspoilt nature. This is what lies behind the increasing popularity of year-round mountain holidays – starting with summer – and why they are driving growth in the tourism sector both now and for 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 ASSET IN ALL SENSES OF THE TERM

The impact of economic uncertainties (COVID-19, international economic tensions, etc.) makes stock market prices highly volatile. Compared with yo-yo markets, high-end real estate is clearly a safer bet. It's a safe haven family asset in all senses of the term, when you think how people living in the Paris area fled to the country when lockdowns were announced. Spending time getting back to nature with the family in the mountains is a top priority for our fellow citizens.

SPACE IS A 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.

NO NEED TO PERCH AT 2000 METRES ABOVE SEA LEVEL!

A real grassroots shift is taking place amongst new buyers, who are no longer focussing their investment solely on winter occupancy with high-altitude skiing. Increasingly keen for their purchase to provide gains in both their finances and their personal pleasure, they are opting for village resorts with year-round appeal in attractive surroundings. Connected to large skiable areas, these village resorts offer both the joys of skiing and those of summer walks in the mountains, village strolls, and visits to café terraces and boutiques. These pleasures are often unavailable in the summer, if you stay perched 2000 metres above sea level, surrounded by bare rocks!

MOUNTAIN BIKES ON THE SLOPES – IT'S ELECTRIFYING!

Terrésens residences are increasingly in demand during the summer – a sign that mountain holidays are no longer just about skiing. Holidays on a crowded beach are beginning to lose their appeal. Riding their electric mountain bike, and pulling a trailer along behind them, people would much rather have a picnic with the family at the top of an Alpine pass, go for a swim in the lake, enjoy a spot of rafting or canyoning, or try some of the other activities available at very affordable prices in the summer. To satisfy their thirst for the great outdoors and for spending quality time with the family, many people are now saying they are thinking of buying a holiday home in the mountains.

VILLAGE RESORTS:
Double the season – double the value!

1 - Pure air all year round

2 - Plenty of activities for everyone

3 - Peace & quiet to relax

4 - Perfect spot to spend quality time with the family!

FRENCH SKI RESORTS IN FIGURES

300+ SKI RESORTS ACROSS SIX MOUNTAIN RANGES

23% OF FRANCE

TOP SKIABLE AREA IN EUROPE

RANKED THIRD AMONG GLOBAL SKI DESTINATIONS

10 MILLION VISITORS TO RESORTS IN WINTER

29% FOREIGN CLIENTS

120,000 DIRECT AND INDIRECT JOBS

What do people want from a holiday home?

Family home, pied-à-terre or somewhere to relax... A holiday home is everyone's dream. Ideally, people want to use it for holidays and getaways "whenever they feel like it", whether it's at the seaside, in the country or in the mountains!

36% want to purchase a holiday home

56% want to rent out their holiday home to reduce costs or potentially have it pay for itself

37% said lockdown had made them want to move permanently to their holiday home.

Main criteria for choosing a location

62% Surroundings

48% Amount of sunshine

70% View

Source: Propriétés Le Figaro / September-October 2020

LOWER PRICES IN SUMMER

The price of accommodation is lower during the summer season, and this is attracting more and more visitors. There has been a real boom in mountain holidays these last few summers.

PLEASANT TEMPERATURES

For sun-lovers, mountains are where they can get some of the best sunshine. This is because the quantity of UV rays increases by 4% with every 300 metres of altitude. This means you can tan much faster in the mountains than on the beach...
Plus, you'll enjoy much more pleasant temperatures and avoid suffocating heat waves.

PURE MOUNTAIN AIR

A mountain holiday means leaving highly populated cities, air pollution and traffic jams far behind. No more crowds! And you'll find lakes and rivers where you can relax, re-energise and refresh whilst admiring breathtaking scenery in peace and quiet!

DISCOVER NATURE

You'll be blown away by the incredible panoramic views and spectacular landscapes.
This is the perfect place to extend your knowledge of the past, exploring old villages with their traditional architecture, museums, religious buildings and fortifications. Admire remarkable historic sites and learn about the history of mountain villages.
Head out to explore the wild plants and wildlife dotted about our mountainsides!

SOMETHING FOR EVERYONE

You'll enjoy village festivals and a host of other activities like hiking, mountain biking, lake or pool swimming, water parks, thermal spas, paragliding, via ferrata, pony trekking and more. There's something for everyone, little ones and grown-ups alike.

SAINTE FOY TARENTAISE

NATURAL SKI

1 - A family-friendly resort

2 - An exceptional view

3 - A haven of secure off-piste skiing

ALTITUDE
From 1550 m to 2622 m

LOCALISATION
In the heart of the Tarentaise and renowned ski areas

CHARACTERISTIC
A preserved natural environment

ACTIVITIES
Winter / Summer resort
Multi-activity

A CHIC AND PROTECTED NATURAL RESORT

In the midst of the most famous ski resorts of the Tarentaise, Sainte-Foy is the newest and most British of the resorts, distinguished by its carefully-controlled development and infinite opportunities for skiing.
Far from the frenzy of the larger resorts, here you will feel as though you have discovered a secret hideaway that everyone is keeping hush about. Go skiing in the midst of a protected natural environment and experience chalet life like nowhere else, with everything from simple luxury to exclusive services. Steeped in a rich architectural heritage with its classified hamlet, Ste Foy looks like a real Savoyard village with lots of chalets, a pedestrian centre and a mountain village atmosphere!

Few villages like Sainte-Foy have both such a large area and such a mixed altitude. Its lowest point in Viclaire is 890 metres in altitude; the highest point, la Grande Sassière, is 3746 metres. Sainte Foy Tarentaise covers a total of over 11,000 hectares, including around twenty kilometres along the Italian border, which can be crossed easily at two passes: le Col du Mont and the Col du Rocher Blanc.

Among the many hamlets in the village, all as charming as each other, Le Miroir stands out for its farmhouses. Most of these are very old - their existence was documented in 1633. They were built by farmers using the mountain pastures, and homeowners living in the hamlets. The magnificent pillars hold up the roof overhang and provide a sheltered space for circulation: the movement of air near the hay and wood dryers, and the movement of people between floors, sheltered from bad weather.

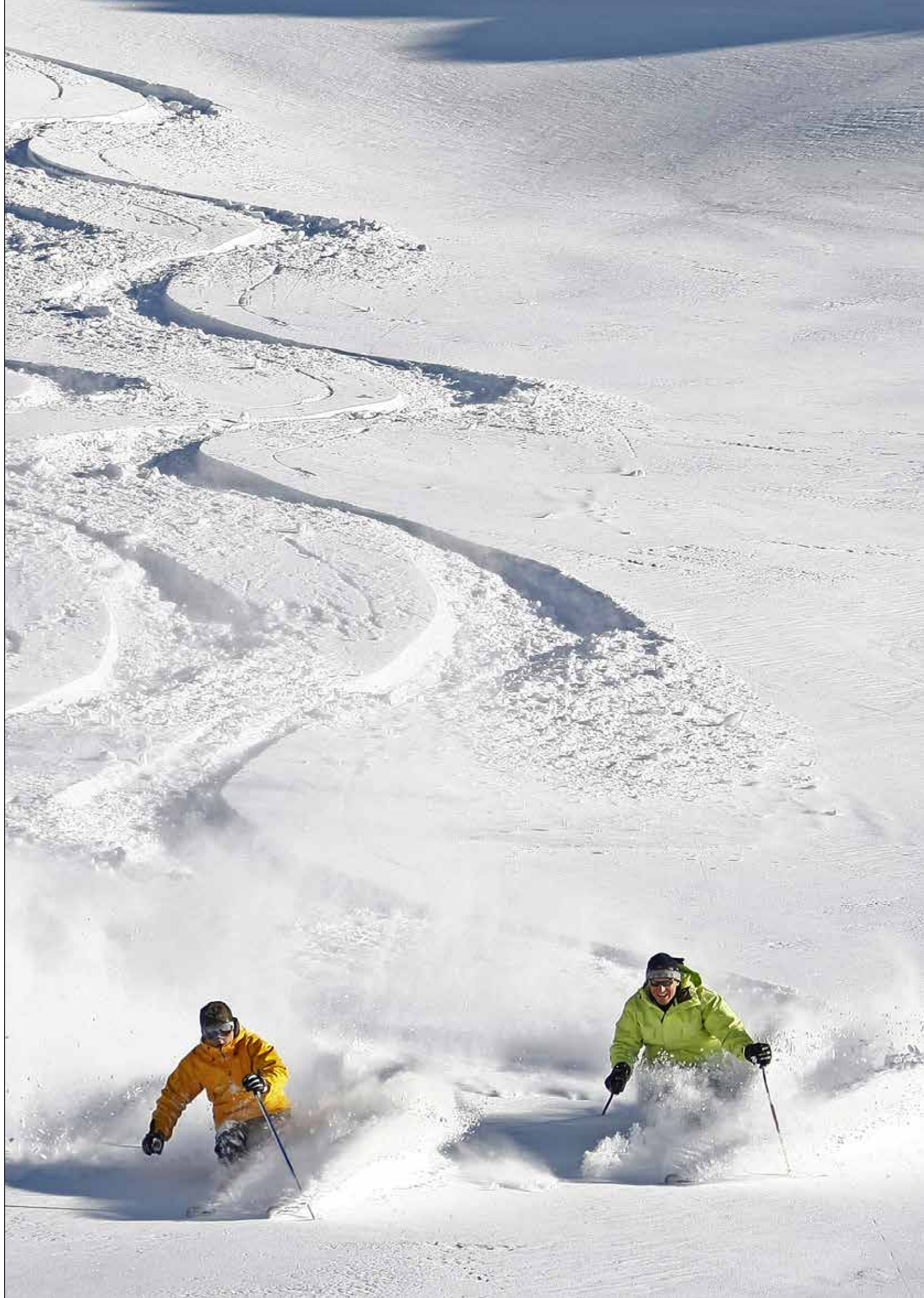
A UNIQUE AND UNUSUAL SKIING EXPERIENCE!

In Savoie, in the Alps, the Sainte Foy Tarentaise ski resort offers perfect snow cover from the start of the season! It is an **ideal resort for natural skiers** who will enjoy a **unique and unusual experience** on **ungroomed but secure pistes**. Still **preserved**, the ski resort is an outstanding natural environment for those who enjoy exploring the mountains, beginners taking advantage of the peaceful surroundings or even those who want to have fun on all the playing fields.

The Sainte Foy ski area ranges from 1550 m to 2620 m, offering 800 hectares of **forests and high altitude areas** with 26 pistes of varying difficulty. The resort is a real haven for freeriders.

From Ste Foy, you can also ski :
- In the Paradiski ski area

You can get to the Arcs-Paradiski pistes from the Villaroger-Le Pré ski lift, located 9 km from Ste Foy Tarentaise (15 mins by car)
- In Killy ski area (Tignes Val d'Isère) located 12 km / 16 mins by car.



41 km of pistes

24 pistes

6 ski lifts

SNOWSHOE TOURS
A single programme suitable for adults and children (age 6 and up) for walks off the beaten track in a breathtaking landscape. Discover all the secrets of the wildlife and natural environment of Sainte Foy and the surrounding area.

SKI TOURING
Enjoy the peace and quiet while taking in amazing views.

HELISKIING
Discover the area's secret spots on a full or half day of heliskiing with one or more drop offs.

You can also try other activities: **ice climbing, mountain yoga, aperitifs in an igloo and many more!**

MOUNTAIN CARTING ON THE PISTES
A fun and unforgettable descent to enjoy with family or friends. Go up in the free Grand Plan chairlift and descend from around 2200 m in your mountain cart.

TENNIS, VOLLEYBALL AND MULTI SPORTS COURTS (e.g. football, basketball)
Located in the village of Ste Foy Tarentaise

HIKING
With its many passes and summits, the village of Sainte Foy Tarentaise is crossed by major routes, in its high altitude and mid-mountain areas.
Sainte Foy offers a variety of splendid hikes, spanning high altitude mountains, forests and mountain pastures, from 890 m in the Isère valley to 3747 m at the summit of Aiguille de la Grande Sassière. This is reflected in the four levels of vegetation: mountain, subalpine, alpine and, beyond 2700 to 3000 m in altitude, nival.

THE VILLAGE OF MONAL
The classified site of Monal is within easy walking distance along a forest path from the resort. This hamlet is made up of mountain chalets that have maintained the authenticity of the 18th and 19th centuries. The natural environment of stone and wood is reflected entirely in the design, and water is also heavily present in the ponds and streams winding between the houses.

Mountain & electric biking
Sainte Foy Tarentaise is the perfect place for mountain or electric biking in the wildest and most natural area in the region, near Vanoise National Park.

Whether you are a skilled hiker or just on a family outing, you will enjoy spectacular views on hikes along forest roads and mountain pasture trails.
The routes vary from around ten kilometres over half a day to around forty kilometres over a full day.

The 4-seater Grand Plan detachable chairlift is free. Open to pedestrians and cyclists to reach the Plan Bois plateau.

Go on a video tour of the resort:

The high peaks are yours from the residence.

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

The pistes are within easy reach of the 'Le Spot' residence.
The ski departure point (from the Grand Plan Express detachable chairlift) is a 5-minute walk from the residence.
You can return to the residence from the Batailletaz piste, a few metres away.
The shops, restaurants and ski schools are within walking distance of the residence.

NEW : A new cable project has been retained by the town hall for a planned start-up in the Q4 2025. This cable car will be only **2 minutes walk** from the residence and will give access to the Plan Bois plateau.

LE SPOT

Sainte-Foy-Tarentaise (73)

Blessed with an ideal location at the heart of the intimate and protected resort of Sainte Foy Tarentaise, the 'Le Spot' residence enjoys a panoramic view of the valley.
Made of wood and stone, it is inspired by traditional architecture while providing modern services. 'Le Spot' has one bedroom (T2) to four bedroom (T5 CD) apartments.

Photos intended to provide non-contractual illustration of the general atmosphere. Please refer to the text description for details.

An exceptional view of the valley

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

A cocooning and modern decoration

Furnished and equipped, the one bedroom (T2) to four bedroom (T5 CD) apartments have all the comforts of a mountain cabin. The apartments have been meticulously designed using high-quality materials. Fitted out by our architect and interior decorator, the interiors reflect comfort and sophistication.

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

For owners who wish, a chimney is optionnal.

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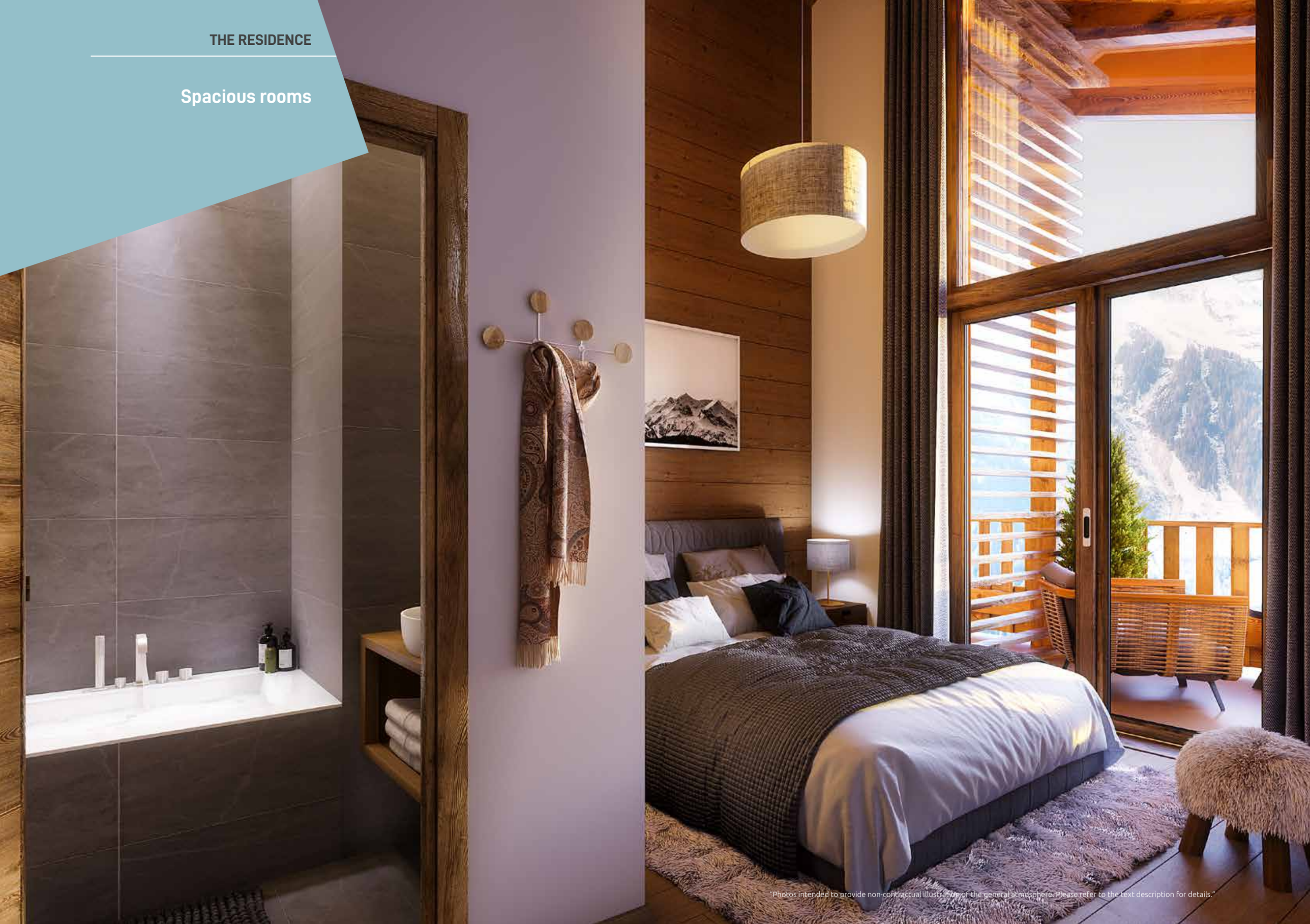
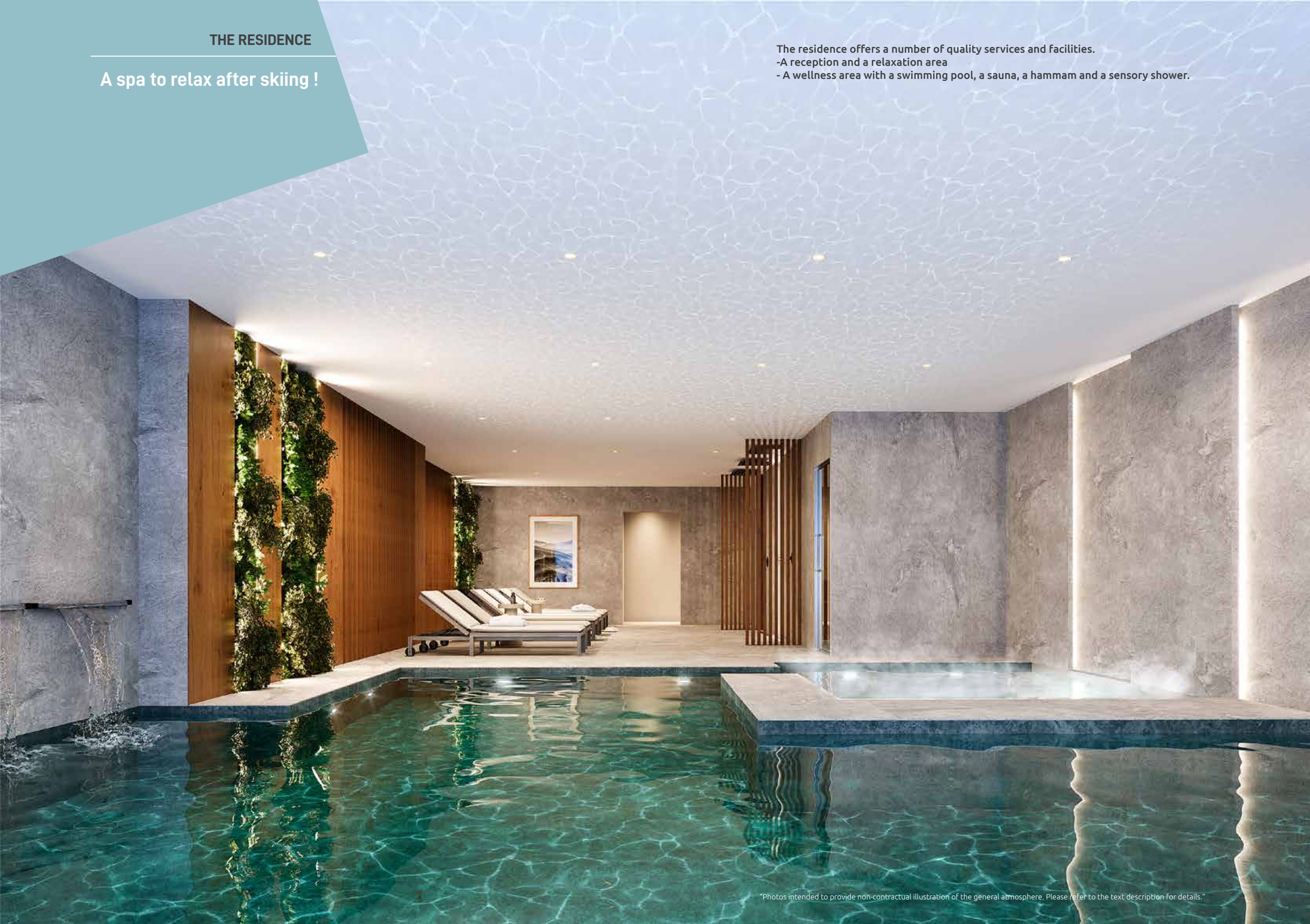
Spacious rooms



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

A spa to relax after skiing !

The residence offers a number of quality services and facilities.
-A reception and a relaxation area
- A wellness area with a swimming pool, a sauna, a hammam and a sensory shower.



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OUR KNOW-HOW ENHANCING YOUR PROPERTY

GREATER ENERGY EFFICIENCY :

Improved insulation
Our developments are built with high-performance external insulation, or insulating materials are integrated into the construction itself, such as insulating concrete forms and structural insulated panels. These building principles avoid creating thermal bridges and wasting energy.

Natural supplies
To improve energy efficiency in the mountains it makes good sense to maximise solar energy contributions to reduce the quantity of energy consumed for heating. Our construction designs therefore ensure that glass windows and doors take up a minimum of 1/6 of the living areas.

Highly efficient collective heating systems
To provide heating and hot water in our developments, we have opted for highly-efficient collective heating systems based on the use of wood and/or natural gas.

Low-temperature underfloor heating
High quality building envelopes combined with the heat-storing capacity of our low-temperature underfloor heating reduce the amount of energy required to heat the hydraulic circuits, thus ensuring occupants enjoy comfortable levels of uniform warmth.

Optimal water management
By choosing Ecosmart bathroom fittings and taps we are able to reduce water consumption by up to 60% as compared to standard products by reducing water flow and increasing air uptake.

SOUNDPROOFING

We take particular care to manage the acoustics in our buildings so as to conform to the latest French soundproofing regulations (nouvelle réglementation acoustique – NRA).
Laying screed increases the mass effect, optimising soundproofing between apartments.
The partition walls in the apartments contain semi-rigid mineral wool panels to guarantee effective heat insulation and soundproofing between rooms.

ELECTRIC VEHICLES

The energy transition is driving change and electric vehicle use is soaring. In response to these developments, we are offering innovative solutions designed for tomorrow's world. The electrical circuits in our buildings have, therefore, been designed to carry the power that will be required in the future to provide Charging Points for the underground parking places.

ENHANCING YOUR PROPERTY :

Fully-equipped made-to-measure kitchens and electrical appliances from quality brands
We work with local carpenters and cabinet-makers to guarantee a high-quality finish and benefit from local after-sales care.

Fully-equipped bathrooms
The floors and walls in our bathrooms, shower rooms and toilets are laid with large-format stoneware tiles reputed for their hard-wearing qualities. To create a warm lighting atmosphere, we use recessed LED downlights fitted into a false ceiling. To save space and maximise comfort, the washbasin units are made to measure by our partners, who are local carpenters and cabinet-makers.

Large-format through-body stone tiles
Large-format, through-body, stone-coloured stoneware tiles reputed for their hard-wearing qualities are used for the flooring in our apartments.

Solid-wood parquet floors
The parquet floors in our apartments are made of solid oak strips. Glued down on acoustic insulation and screed.

Wall and ceiling decor
One wall in each of the living areas and bedrooms is clad in decorative wood.
In the living areas, the ceiling to the right of the kitchen is clad in decorative wood to add the finishing touch to the decor.

Fully-equipped solid-wood cupboards
Effective storage solutions are essential to any living space. We want everyone to feel instantly at home as soon as they walk through the door, so we fit our apartments with a number of solid-wood fully-equipped cupboards.

Heated ski lockers
In our apartment complexes, ski lockers are indispensable, and to ensure they are big enough, each locker is sized according to the size of the related apartment and the number of people it sleeps. This means that the ski lockers can hold all the skis, boots and helmets etc. A heating device is also provided to dry boots quickly.

Individual cellars
To store equipment and limit transporting it back and forth for your holidays, an individual cellar is provided and reserved for the homeowner.

Secure bike lockers
Cycling is developing in the mountains and enthusiasts now have a diverse range of activities to choose from (downhill mountain biking, enduro, e-bikes, road bikes etc.). Our apartment complexes provide secure lockers for bicycles.

RENTAL SOLUTIONS

**Everything is proposed…
nothing is imposed!**

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.**

If they so wish,
Terrésens can help owners with every aspect
of renting out their apartment for the holiday season.

An investment that won't disappoint:
top-of-the-range amenities, premium locations, energy efficiency.

Renting is easy with
a **single, available point of contact.**

(*) For up to a maximum of 182 days per year when purchasing a furnished apartment 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.

DYNAMIC OPTION

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

CHOOSE OUR 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

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

CHOOSE THE NON-EXCLUSIVE MANAGEMENT MANDATE :

VIA TERRÉSENS AND/OR AN ESTATE AGENCY

- 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.

PARTNERS

Professionals in construction & management!

SPECIALIST IN THE MOUNTAINS SINCE 2008!

TERRÉSENS
VIVEZ L'EXPÉRIENCE
www.terresens.com

• 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.

TERRÉSENS
HÔTELS & RÉSIDENCES
www.terresens-hr.com

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.

FIND OUT MORE ABOUT
TERRÉSENS
IN VIDEOS

Our group

Our properties

OPERATION NAME:
LE SPOT

OPERATION ADDRESS:
Lieu-dit La Bataillette
Route communale de Bon Conseil
73640 Sainte Foy Tarentaise

OPERATION TYPE:
French Joint Ownership Tourism Scheme

UNITS:
Apartments ranging from one bedroom (T2) to four bedrooms (T5 CD)

AMENITIES:
Reception, cellars, basement parking, heated ski lockers, swimming pool, wellness area

DEVELOPER:
Terrésens Group

Find all of our developments at www.terresens.com

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

Join our group on social media

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SAS [FRENCH SIMPLIFIED JOINT-STOCK COMPANY]
WITH A CAPITAL OF €4,000,000
Trade and Companies Register (RCS) of LYON, No. 501 580 211

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TERRÉSENS
PROPRIÉTÉS
www.terresens.com

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