



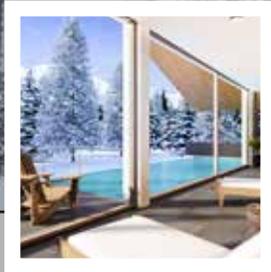
# COMBLOUX

360° MONT-BLANC FRANCE (74)

#LES ROCHES BLANCHES #CRT4\* #EMOTION RANGE #DADDY POOL HOTEL



116 Apartments



Indoor & outdoor  
pool, Wellness  
area



Tapas Bar

EVASION MONT BLANC SKI AREA

Combloux is first mentioned on a parchment dated 1284 that has a seal on it decorated with a wolf's head. There are many theories about the origin of the name Combloux (Comba Loci, comblovium etc.), but 'cumba lupis' is the most popular. It translates as La Combe aux Loups in French and as Wolf Coomb or Valley in English.

Tourism in Combloux began at the start of the 20th century when a few people came to spend the summer relaxing.

From 1912, the 'Grand Hôtel du Mont Blanc' was frequented by a well-to-do, principally Anglo-American set. The PLM (Paris-Lyon-Méditerranée) company then bought the hotel and extended it, adding leisure infrastructure (a 6-hole golf course, tennis courts and ice rink) and attracting a wealthy aristocratic clientele to the village, including ministers, academics, generals, bankers, and the Michelin family.

Winter tourism began to develop after the Chamonix Olympic Games in 1924 and holiday-makers stayed in a few hotels or furnished accommodation.

The promotion of Combloux by the PLM company had a decisive impact on the village thanks to its brochures and 4m by 3m posters in major railway stations with slogans such as Combloux, balcon du Mont Blanc (Combloux, overlooking Mont Blanc) and Combloux, Perle des Alpes dans l'écrin des glaciers (literally: Combloux, Pearl of the Alps in the jewellery box of glaciers).

The war put a stop to the resort's seemingly inexorable rise. The PLM Company Grand Hôtel closed its doors and sold the apartments in 1955. Combloux's protector and promotor had gone and the village took charge of its own destiny. It has since become a popular winter resort, but we should not forget that the village is full of life throughout the year and has managed to maintain agriculture and develop its craft industry.

Combloux had 134 farms in 1942, and 26 of them are still working today.

In December 1935, the first lift from Combloux was installed by the PLM Company.  
In 1938 there were only six drag lifts and 11 cable cars in France!

In 1957-58 a removable drag lift was fitted at la Cry, on loan from the Pomagalski company.

In 1958-59 the Beauregard drag lift was funded by loans from Combloux's residents.

In 1988-89 the chair lift at Jouty was installed, funded by the Combloux-Cordon-Sallanches SAEM (a public-private enterprise), and in 1994-95 snow canons covering an area of six hectares were fitted.

Winter 2001-2002: Renovation of the la Cry car park and the creation of extra parking for 500 cars and 16 coaches as well as four additional snow cannons.

Winter 2007-2008: Replacement of three chair lifts with a single high-speed slow-boarding six-seater chair lift. Creation of a dammed reservoir to supply 50 automatic snow machines and guarantee links between Combloux, Le Jaillet and La Giettaz throughout the season. Refurbishment of the luge (sledding) track etc.

2009: LES PORTES DU MONT-BLANC (the new ski area's name)

For ten years Combloux has been continually improving its skiable area, access, parking and equipment.



# Getting there ?



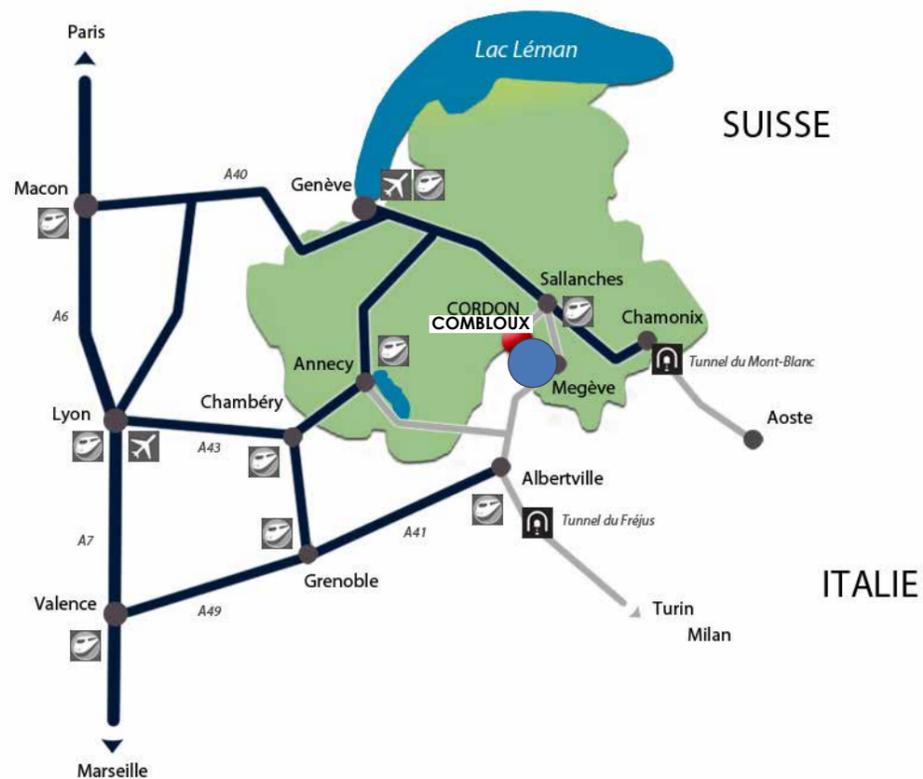
Motorway A43 to Albertville  
D1212 on 32 km



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 : 1 h (France and Europe flights)  
Chambéry : 1 h 24 mn (international flights)  
Genève : 1 h (international flights)  
Grenoble : 2 h (international flights)  
Lyon : 2 h (international flights)



Combloux, the Pearl of Mont Blanc, has one of the most beautiful views across the summits of Europe.

Chamonix's residents may protest, but "a little perspective" makes it even more spectacular!

Combloux is a delightful, typical little village and plays to its strengths: family and simplicity. It is a haven, far from the hustle and bustle of neighbouring Megève and belongs to two ski areas: Evasion Mont-Blanc, which allows ski fanatics to chalk up the mileage, and Portes du Mont-Blanc (Megève, Le Jaillet, La Giétaz and Cordon), which offers more economical, but highly attractive skiing. The 100 kilometres of pistes provide skiing of impeccable quality against the backdrop of Mont Blanc.

Combloux is a small resort, but it boasts excellent infrastructure and a selection of rapid lifts for which queueing is rare.

Off-piste skiing includes plenty of forest skiing with little risk of getting lost. If you love ski touring, there are even 10 new routes, from easy to expert!

## PROFILE



**ALTITUDE :**  
1,140 m to 2,500 m



**LOCATION :**  
Les Portes du Mont-Blanc  
Evasion Mont-Blanc



**EXPOSURE :**  
West



**FEATURES :**  
Ideal location  
Guaranteed snow



**ACTIVITIES :**  
Four-season resort  
Multiple activities



**CERTIFICATION :**  
Famille +

## BENEFITS AND GREAT IDEAS

**BENEFITS :**  
Skiing through pine trees for all levels  
Beginner's ski area right on the snow  
Access to Megève's infrastructure by shuttle bus  
Adaptive skiing resort

**GREAT RESTAURANTS ON THE PISTES :**  
La Ferme (in the center of Combloux)  
L'Alpage de Porrez (between the eponymous red run and the Grand Cerf black run)  
Le Bachais (at the top of the Beauregard chair lift)  
Chez Joseph (at the foot of the slopes)  
Le Chalet d'Émilie (above the le Cry car park)

**GREAT RESTAURANTS AND BARS IN THE RESORT:**  
Le Postillon (bar, tobacconist's- newsagents etc.)  
Le Coin Savoyard  
Au Village  
Le Petit Cuchet  
Marmites et Cie



# 1,2,3... Push your skis !

2 ski areas: Evasion Mont-Blanc + Les Portes du Mont-Blanc



400 km of slopes



238 ski slopes



101 lifts



**LES PORTES DU MONT-BLANC** = Combloux + Megève Le Jaillet + La Giettaz + Cordon (remove skis to access)

Open: mid-December to end April

100 km of tracks

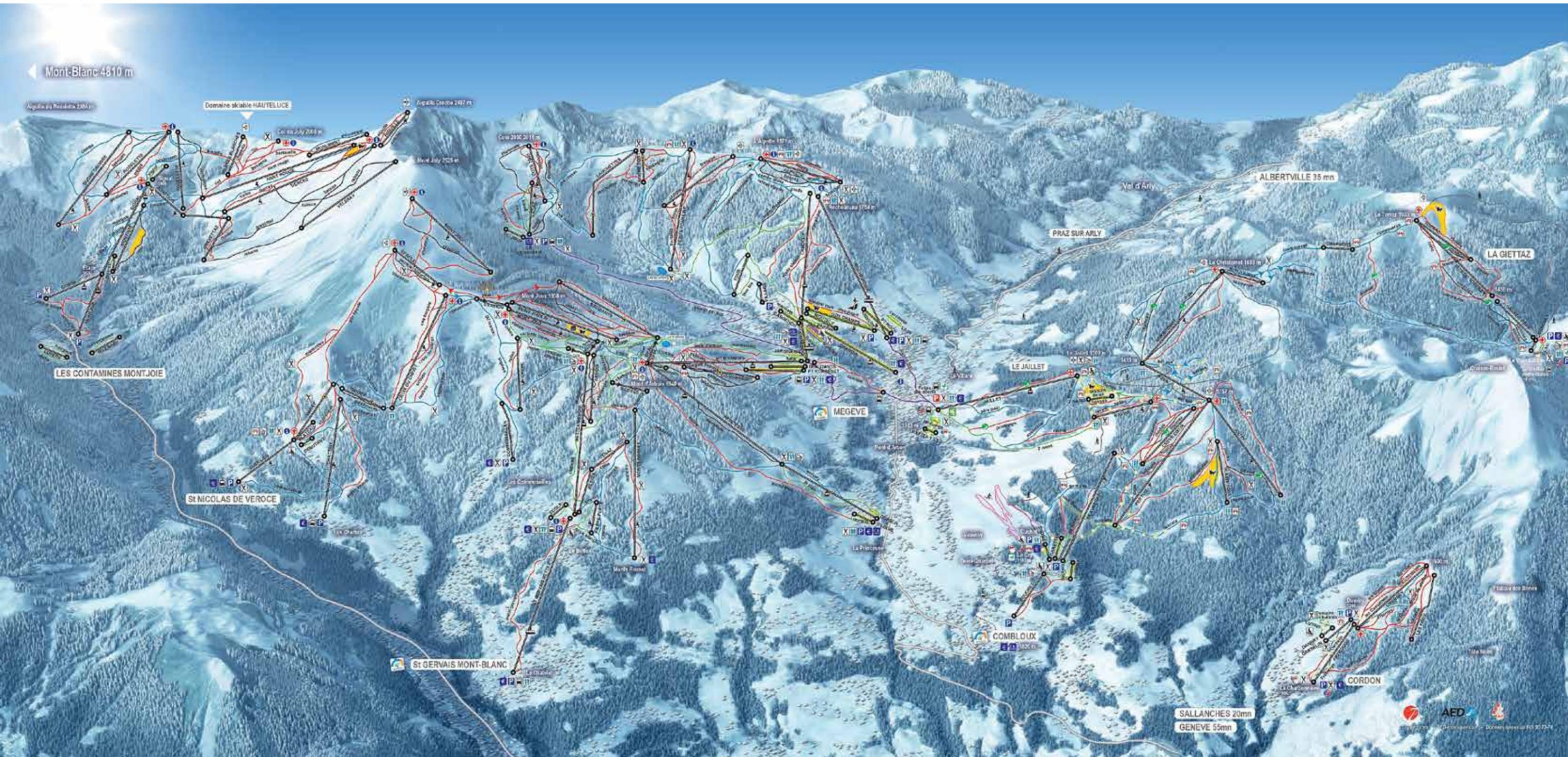
69 lifts

68 km ski runs

**EVASION MONT-BLANC** = Les Portes du Mont-Blanc + Megève + Saint Gervais + Saint Nicolas de Véroce + Les

Contamines Montjoie (remove skis to access)

Open: mid-December to mid-April



Loads of fun activities and sports available in and around Combloux!

**NIGHT SKIING** on Thursday with a show and mulled wine

**IGLOO VILLAGE**, a totally unique nature experience!

Snowshoeing under the stars, followed by a fondue in a tepee and a cosy night in an igloo. Meal and breakfast around a wood-burning stove.

**SKIJORING AND PONY SLEIGH**

**SKI TOURING** with 10 routes to discover

**MOUNTAIN-BIKING ON THE SNOW** – for a unique experience with friends or family in the Portes du Mont-Blanc ski area. Electric Fat-Bikes give you a thrilling ride because their large tyres allow you hurtle down the pistes in total safety.

**ICE CLIMBING** on an artificial icefall, from 10 years old!

**SNOWMOBILES**

Drive snowmobiles yourselves on an approved 25-km trail.

**PARAGLIDING AND HOT AIR BALLOON**

**PAINTBALLING, LASERGAME, ARCHERY TAG AND AIRSOFT BACKCOUNTRY** - All outdoors

**ARCHERY TAG** : A new game imported straight from Australia played with bows and foam-tipped arrows and with targets in the middle of the field.

The aim is to score as many points as possible while preventing your opponents from scoring by shooting at them. Fun guaranteed. 9 years and over - minimum 8 people.

**AIRSOFT BACK COUNTRY**: If you are a fan of camouflage, retaliation and games of stealth this is for you. There are plenty of ways for the most adventurous to take their opponents by surprise! 18 years and over.

**FOUR-SEASON LUGE RIDE** at Megève

Enjoy an unforgettable experience by day or night. Take a luge on your own or in pairs, and prepare for an adrenaline rush as you race around successive raised bends, through tunnels, climb up and drop back down and change speed.



**AN ECOLOGICAL LAKE** designed for swimming in clear pure water with no chemical products, heated to up to 26°C by the sun. It is the first ecological lake to open for swimming in France and boasts breath-taking panoramic views of Mont Blanc. Unlike chlorinated swimming-pool water, its natural water is sourced from the local drinking water network and heated to up to 26°C by the sun.

More than 10,000 aquatic plants, a water jet and a small stream running into a waterfall guarantee exceptional water quality for swimming in a pool measuring 1,500 sq. m. Heated naturally by the sun, the water temperature varies from 19°C to 26°C thanks to a tarpaulin stretched over the bottom of the pool that also creates a gentle slope for entering the water, ideal for children. The lake is in the centre of the village in an Alpine setting entirely protected from "concrete" architecture. There is a wooden solarium, a grassy area and a bar/restaurant on the edge of the lake.

To create the right conditions for the plants to do their job, and to guarantee optimal water quality, the number of visitors to the lake is limited to 700 per day. (Reservations recommended).

### **SPELEOLOGY**

A fascinating world lies beneath our feet. Choose the level that suits you, from a simple walk to ascending avens and vertical passages. From 6 years old, come and explore the magical subterranean world.

### **GUIDED HORSE RIDING AND PONY TREKKING**

A real rustic mountain farm is the starting point for rides with superb panoramic views over Mont Blanc. Discover our 2-day mini-treks, staying in a mountain refuge with a cosy fireside atmosphere, grilled food, singing etc.

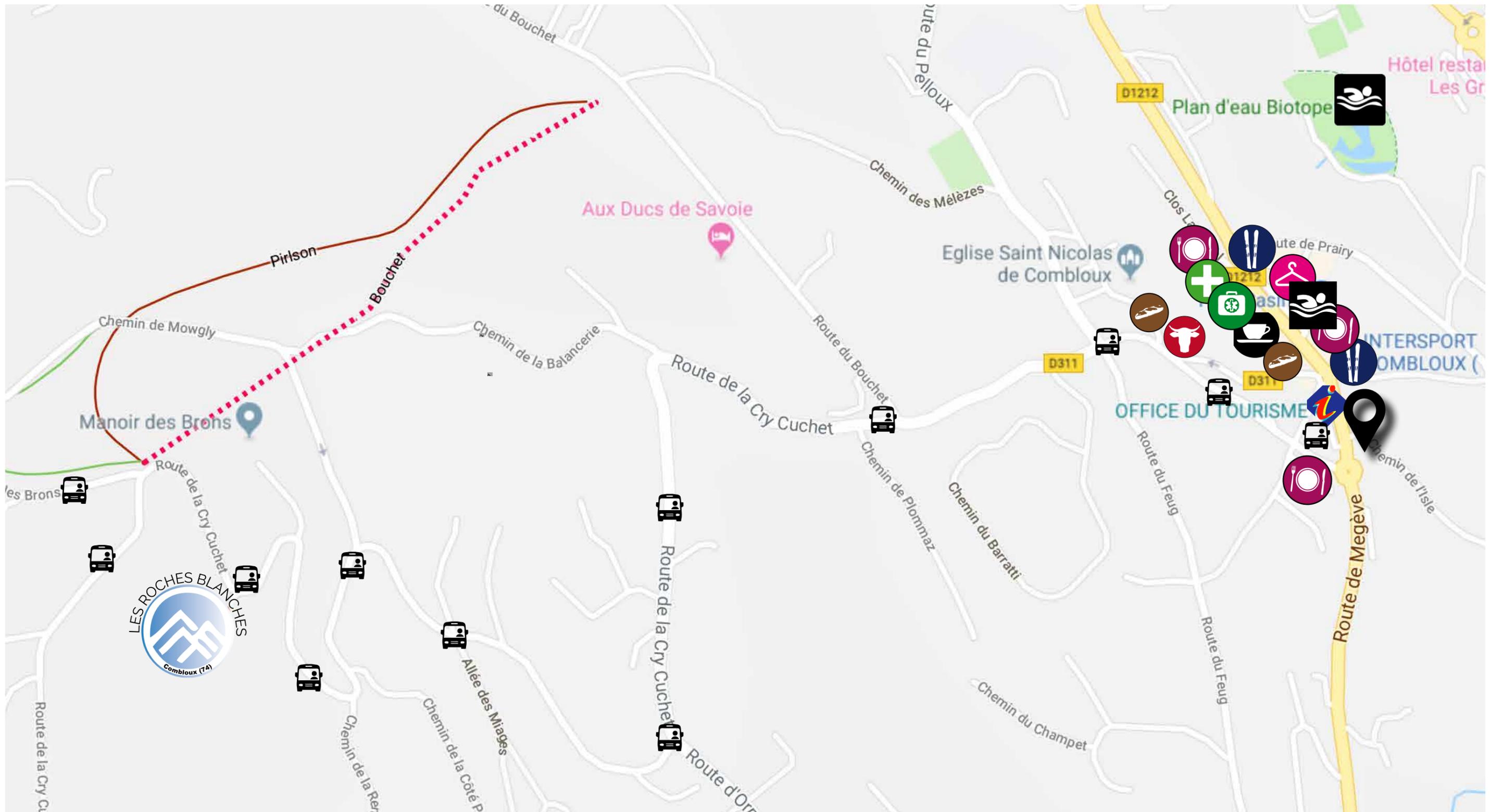
All levels catered for, from beginner to advanced.

### **ADVENTURE PARK**

Enjoy thrilling new experiences in the heart of the forest with friends or family: use ziplines, walkways, and rope bridges to move freely from tree to tree.

Extended routes and new games.





\* The la Cry skibus leaves from in front of the Tourist Office (coach stop) and makes request stops. Request stops made by the skibus between the village centre and la Cry: Les Cristaux (downhill only), Maison des Associations, Le Coin Savoyard, le Bouchet, St-Bernard, Ormaret, Colomb, les Renardières, Manoir des Brons (uphill only), La Colombe (downhill only), les Brons and la Cry.



**Sales office**  
47 Route de Megève  
74920 COMBLOUX

Welcome home...



\*Exterior photos intended to provide non-contractual illustration of the atmosphere. Please refer to the text description for details.

# The residence

With an unobstructed view over Mont-Blanc, in the heart of a natural environment, the "Les Roches Blanches" residence have 116 apartments ranging from 1-bedroom cabins to 4-bedroom duplex apartments.

In keeping with current demand, there are common areas open to residents:

- An indoor and outdoor pool
  - A spa: hammam, sauna, jacuzzi and massage room
  - The tapas bar offers up local dishes cooked by top chefs: eat in or takeaway options available.
  - A games room with table football, billiard table, games, etc.
  - A co-working space
  - A playground/outdoor activity area
- A wonderful place to relax after a day of skiing or hiking.

Other amenities will also be available within the residence: launderette, parking, heated ski lockers, etc.

Boldly modern residences that reinvent the idea of mountain holidaying.





Enjoy

Spa, pool, tapas bar...



Bar-tapas ...



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

# Your home away from home...

Top of the range with sophisticated decor

Furnished and equipped with care, the apartments will be spacious and comfortable, combining tradition and modernity. Some apartments have a view of Mont-Blanc.



Comfort and well-being are the keywords

perfect layout



We offer complete freedom of choice and a wealth of options! Just let us know which rental solution suits you best.

## INVESTOR SOLUTION



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

### Opt for the DADDY POOL : Commercial Lease

- 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 SOLUTION



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 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 SOLUTION



Or 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

- 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 SOLUTION



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

### Choose the TERRÉSENS CONCIERGERIE serviced accommodation contract :

- 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 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.

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

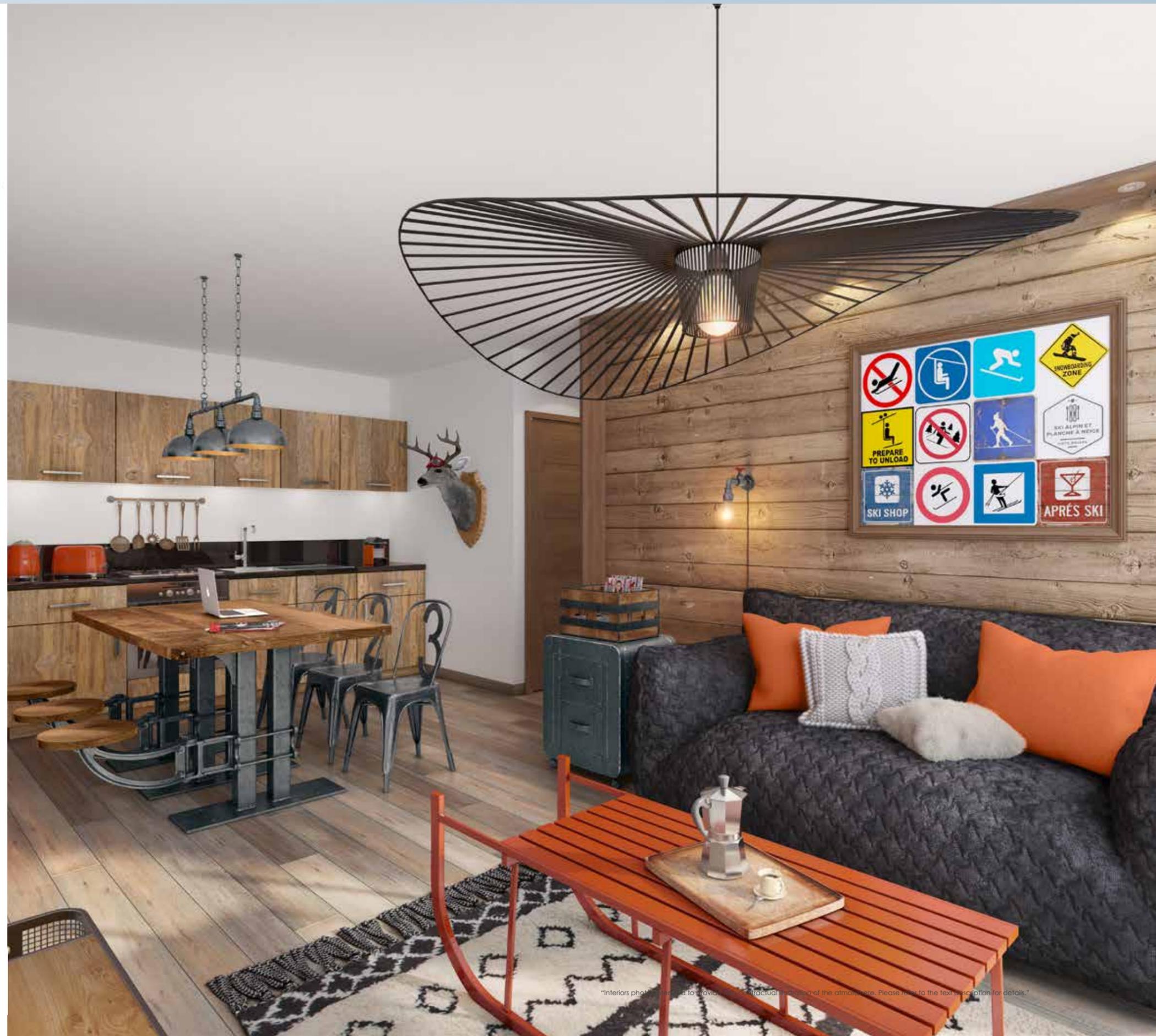
# Daddy Pool

Modern and colorful apartments.



Dedicated to investors, the "Daddy Pool" apartments are 3-room modular units comprising an entrance porch which leads to a hotel suite on one side with kitchenette (junior suite) and a master suite on the other side with a living room/kitchen and a bedroom.

These resolutely modern apartments offer contemporary design whilst also maintaining the design aesthetic of a mountain apartment.





**BUILDING LASTING TRUST IS THE BASIS OF ALL OUR RELATIONSHIPS - NOW MORE THAN EVER**

Putting trust at the heart of the client relationship is VINCI Immobilier's top priority. VINCI Immobilier is a major property operator in France and a subsidiary of the VINCI group, a global operator in the concessions and construction sectors. Wherever you are, whatever your plans, the company's 900 staff design and build developments that help improve the personal and working environments in your housing and service industry spaces. VINCI Immobilier's mastery in all fields and capacity for constant innovation enables the company to meet client expectations by offering tailored solutions that anticipate future changes to our ways of life.

**A SHARED COMMITMENT**

Trust is earned, built and proven. VINCI Immobilier is aware of the importance of buying a new home, so it chooses to build lasting relationships with its clients by providing them with its employees' know-how, which they can rely on at every step in the buying process.

**NEW, ATTRACTIVE & DYNAMIC URBAN SPACES**

VINCI Immobilier is a local and regional operator committed to working alongside those who contribute daily to shaping the face of the cities and regions of tomorrow. It is a major economic operator in the Auvergne-Rhône-Alpes region, where its constructions set the standard, guaranteeing a truly local approach you can count on.

For the owners who wish it, Terrésens Vacances (subsidiary of the Terrésens group) proposes a rental management service, in order to put in seasonal hiring and in a punctual way their property, as well as a concierge service.

Terrésens - Hôtels & Résidences (trademark of Terrésens Vacances) works for homeowners to manage exceptional properties by the sea or in the mountains, while offering a concierge service before and during their stay (as described earlier in the purchase options).

Terrésens - Hôtels & Résidences selects first-rate destinations with strategic locations (resort centre, ski access, sea view, etc.) to ensure each residence is always occupied.

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

**RT 2012 GUARANTEE**

The current French thermal regulations, Réglementation Thermique (RT) 2012, aim to reduce greenhouse gas emissions by taking external temperature variations into account, limiting heat loss and lowering energy consumption. It feels great to be able to depend on lasting comfort, while also managing your budget and respecting the environment.



Résidence Services - Le Grand Ermitage - Châtel

-  SINGLE AND PERSONAL POINT OF CONTACT
-  IN-HOME HAIRDRESSER
-  YOUR PERSONAL EFFECTS
-  PRIVATE CHEF
-  MEDICAL ASSISTANCE
-  SKI PASS
-  RESTAURANT RESERVATIONS
-  SKI WITH A CHAMPION
-  BABYSITTING
-  DRY CLEANING SERVICE
-  HELICOPTER HELISKI BOOKING
-  AIRPORT TRANSFER & TAXI RESERVATION



**OPERATION NAME :**

Les Roches Blanches

**OPERATION ADDRESS :**

2325 Route de la Cry Cuchet,  
74920 Combloux

**OPERATION TYPE :**

Joint Ownership Tourism Scheme  
Hotel residence

**PROPERTIES :**

116 apartments  
1 bedroom + cabine to 4 bedrooms  
duplex

**SERVICES :**

Heated indoor and outdoor pool,  
play room, activity area, playground,  
coworking space, launderette, spa,  
tapas bar, storerooms, ski lockers,  
underground parking.

**NOTARY :**

Me Agi (69)

**DEVELOPER :**

Vinci Immobilier

**COMMERCIALISATEUR :**

Terrésens Group

**MANAGER :**

Terrésens - Hôtels & Résidences  
(Trademark of Terrésens Vacances)

