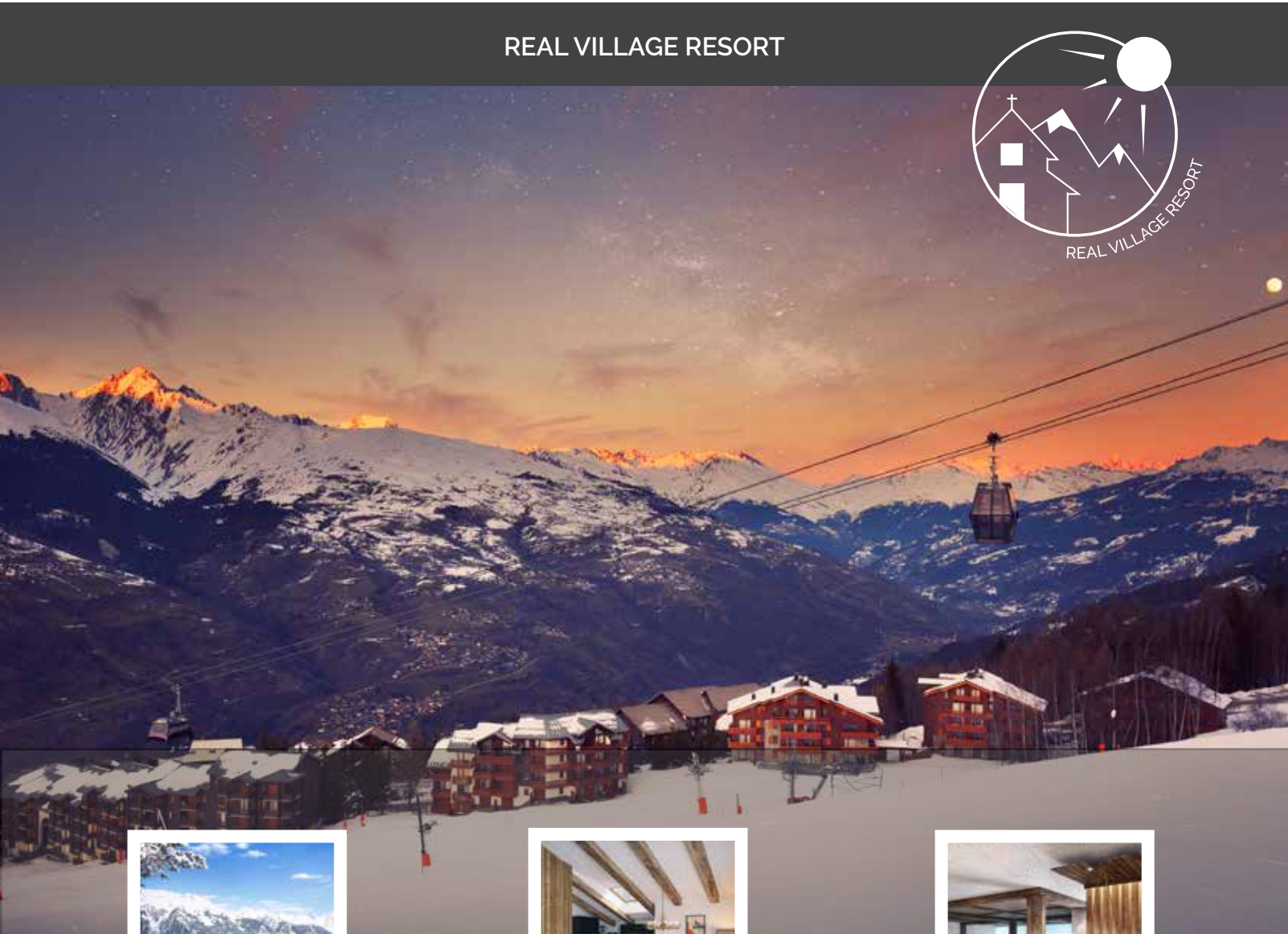


PLAGNE MONTALBERT

• FRANCE (732 10)

REAL VILLAGE RESORT



65 Apartments from
1 bedroom + cabine to
3 bedrooms



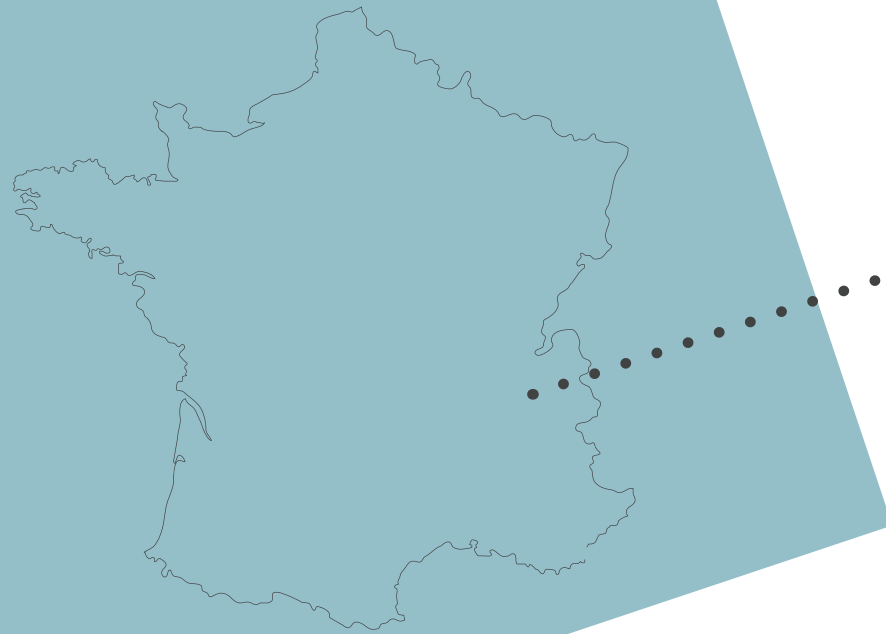
Top-of-the range
amenities



Wellness area

PARADISKI SKI AREA

LOCATION



LE SNOROC

73210 PLAGNE MONTALBERT



BY ROAD

PARIS :
A6, E70 Grenoble,
A43 Albertville then follow La Plagne (7 h)

LYON :
E70 Grenoble,
A43 Albertville then follow La Plagne (3 h)

MARSEILLE :
A7 Lyon,
D1075 Grenoble/Chambéry,
A43 Albertville then follow La Plagne (7 h)



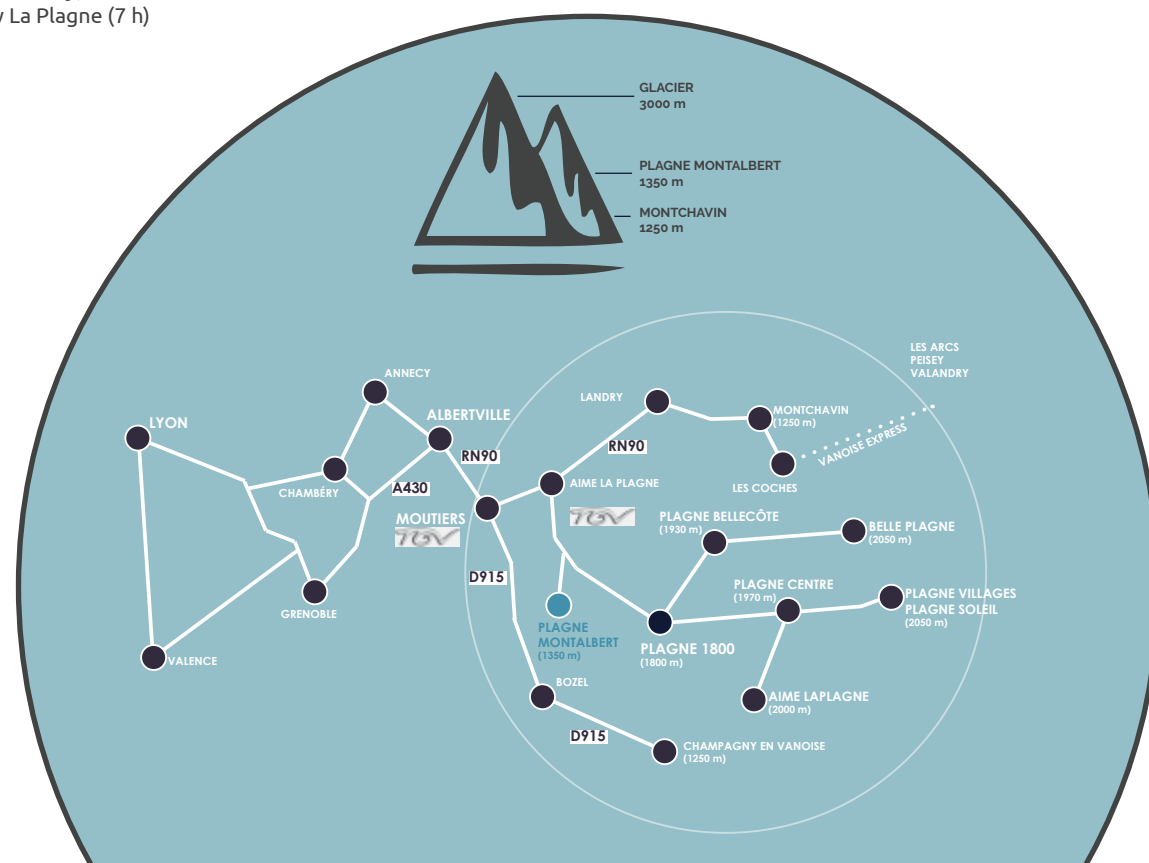
BY TRAIN

Aime-la-Plagne
Daily trains to
SNCF train stations throughout France
Moutiers TGV train station:
Direct Eurostar to England



BY PLANE

Chambéry : 1h45
Lyon : 2h30
Genève : 2h30



A LITTLE HISTORY....

Six of the ten La Plagne resorts lie in Macot la Plagne:
Plagne 1800 – Plagne Centre – Plagne Villages – Bellecôte – Belle Plagne – Plagne Soleil.

La Plagne has built up gradually over time. In 1942, La Plagne's site was identified as an 'international class site' by the French Mission 42 commission, which was tasked with identifying suitable locations for ski resorts by the French State.

Most of the land in La Plagne belonged to the Commune, making it simpler to create a ski resort as there was no speculation. On behalf of the communes, the Syndicat Intercommunal signed an agreement with a private company, Société d'Aménagement, giving the company a three-year concession on land for ski lifts and selling it other plots for construction, while the Macot Commune also committed to creating a road. As a result, by 1961 the two first hotels, the Christina and the Mèlèzes, seven chalets and two ski lifts had been built. The first lifts were the Biolley, and the school drag lift for beginners.

On the 22nd of December 1961, La Plagne opened for the first time and 200 beds were available for tourists.

From 1962 onwards communal land was sold in lots for development into tourist complexes. The first made 2,500 beds available and saw two additional drag lifts built, including the Z.

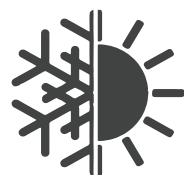
The gondola lift, the first two-cable device in France, was finished in 1965, linking the resort to the Grande Rochette peak.

La Plagne is now one of the most famous ski areas in the world !



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 Plagne Montalbert. 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 into 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 tension etc.) makes stock markets very volatile. Compared to yo-yoing share prices, properties in prime locations stand out as sound investments. As well as a safe haven 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. Furthermore, our guidelines for apartments with two or more bedrooms recommend a higher number of sanitary facilities, including a bathroom, shower room and two toilets. A private cellar has also been added, to make it easier for owners to mix their personal use of the apartment with renting it out.

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 Fornelet lift in Plagne Montalbert which can take you to the Paradiski area (425 km of runs) in six 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 !

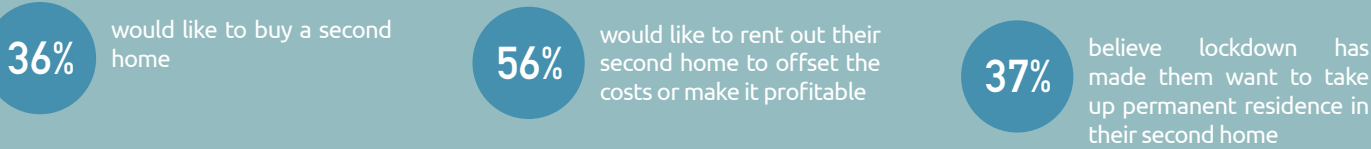


FRENCH RESORTS IN NUMBERS

- 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.

Authenticity and a warm welcome !



- 1 - A family village
- 2 - A breathtaking panorama
- 3 - New Fornelet gondola
- 4 - Winter / summer resort



ALTITUDE
1250 m à 3250 m



LOCATION
Massif de la Vanoise



FEATURES
Paradiski area
Guaranteed snow
Atmosphere guaranteed



ACTIVITIES
Winter and summer resort
Range of activities



MORE
Station village familiale
Vue à 360°
Tous niveaux de ski
De beaux sentiers de randonnées en été

WHERE AUTHENTICITY MEETS CONVIVIALITY ...

As a family, winter and summer sports resort for over 50 years, La Plagne's international fame is largely due to a massive ski area that suits all levels: Paradiski. Spread over a large expanse of land at altitudes from 1,250m up to the glacier at 3,250m, the ski area covers 11 village resorts: Aime La Plagne, Plagne Centre, Plagne Villages, Plagne 1800, Plagne Bellecôte, Belle-Plagne, Plagne Soleil, Plagne Montalbert, Montchavin, Les Coches, and Champagny-en-Vanoise.

VILLAGE AMBIANCE ...PLAGNE MONTALBERT

Located at 1350 m, on the edge of forests, the charming village of Montalbert has preserved its authenticity and its heart-warming hospitality. It's the ideal destination to get back to basics.

Built with passion, this typical village gives pride of place to noble materials like stone and wood to provide a stunning environment where guests can enjoy themselves. T

he village is set in wide-open spaces with a ski lift connection to the high-altitude area which is guaranteed to be open all season thanks to its snow canons. You can ski in the forest within the resort itself – an extraordinary experience to bring you closer to nature.

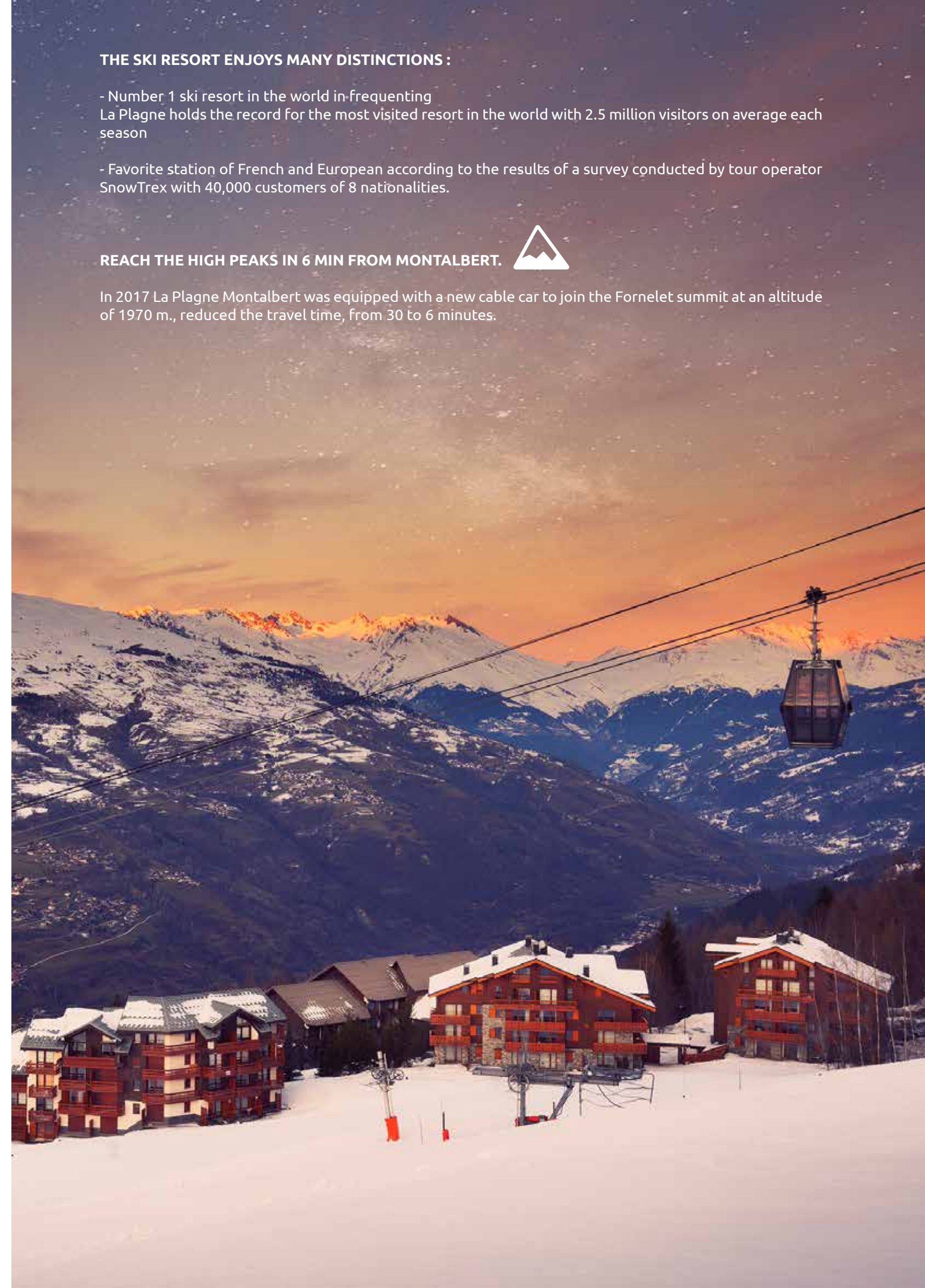
THE SKI RESORT ENJOYS MANY DISTINCTIONS :

- Number 1 ski resort in the world in-frequenting
La Plagne holds the record for the most visited resort in the world with 2.5 million visitors on average each season
- Favorite station of French and European according to the results of a survey conducted by tour operator SnowTrex with 40,000 customers of 8 nationalities.



REACH THE HIGH PEAKS IN 6 MIN FROM MONTALBERT.

In 2017 La Plagne Montalbert was equipped with a new cable car to join the Fornelet summit at an altitude of 1970 m., reduced the travel time, from 30 to 6 minutes.



Welcome to paradise !

GREEN RUNS
11

BLUE RUNS
136

SNOWPARKS
2

RED RUNS
78

BLACK RUNS
34

BOARDERCROSS
3



425 km of ski runs



259 runs



160 Skilift

LES ARCS
Paradiski

PEISEY
VALLANDRY
Paradiski

la Plagne
Paradiski



One of the largest ski areas in the world !



- 1 - An exceptional ski area
- 2 – Many different experiences
- 3 - An exceptional environment - from forests to peaks
- 4 - Skiing for everyone & for every level



PEAK EXPERIENCES - MAXIMUM MOUNTAIN FUN SKIING PARADISE !

The Paradiski ski area (Les Arcs/Peisey-Vallandry/La Plagne) includes 425 km of ski runs at altitudes between 1,200 m and 3,226 m.

Boasting two peaks over 3,000 m and 258 ski runs on a great variety of slopes, Paradiski has skiing of unequalled diversity to suit all levels.

Glaciers, forest skiing, free riding, high-altitude beginner runs, and magnificent views of Mont Blanc...

70%

of the ski area is above 2,000 m

2

skiable glaciers at over 3,000 m in altitude

129

High-performance ski lifts available for use: maximising ski time and minimising waiting

VANOISE EXPRESS



The Vanoise Express connects the resorts of Les Arcs, Peisey-Vallandry and La Plagne massifs in 4 minutes at a speed of 45 km/h over 1824 m without pylons, offering maximum comfort and absolute silence. You will travel at a height of 380 m from the Peisey station to Coches.

The double-decker panoramic cable cars overlook the picturesque valley of Ponthurin and offer a unique view of Mont-Blanc, the Italian and Swiss Alps, and the Beaufortain massif. Each cable car is built for 200 passengers and operates at a rate of 4000 people per hour.



A double tourist season
activity for everyone ...
all the time !



PLAGNE EXPERIENCES

Enjoy new experiences, discover new sensations, and push your limits...

THE BOB EXPERIENCE: UNIQUE TO LA PLAGNE

Get your adrenalin pumping on holiday!

A legacy of the 1992 Winter Olympics held in Albertville, the unique French bobsleigh run is open to everyone. Bobsleigh run in figures: 1507 m long, 124 m drop, an average inclination of 8.29%, 19 bends and a speed record of 134 km/h. Dare you take the bobsleigh challenge?

THE ICE EXPERIENCE: REACH FOR THE SKY !

Unique in Europe, the Ice Tower has stood 1500 m above sea level in the valley of Champagny le Haut for 5 years. Located near the Parc National de la Vanoise, this 22-metre-high man-made structure is equipped with several climbs of various gradients, with a range of different routes and difficulties. Whether you're a seasoned stunt person or just a part-time daredevil, have fun in this adult-size playground !

THE RIDING EXPERIENCE: SHARPEN YOUR SENSES ON THE LATEST SLIDING EQUIPMENT!

Airboard, snake slide, yooner, fat bike, snowbike... They're taking over the resort!

Whether you want to criss-cross the pistes on a fat bike, slip down the slopes on an airboard, or get on a sledge and let it slide, your après-ski evenings will be like nothing you've ever experienced before. With so many activities for young and old alike you might just leave your muscles aching after trying out these new snow sports !

THE TELEMARQUE EXPERIENCE: FREE YOURSELF!

A historic skiing technique with modern appeal!

Télémark skiing is similar to alpine skiing, but your heels are free to move. This harmonious art, which combines strength and elegance, will push you to your limits. There's just one question: will you stay standing?

Why not try out this long-standing sporting tradition at Montchavin-la Plagne?

VERTIGO EXPERIENCE: A VERTIGINOUS 380-METRE HIGH EXPERIENCE !

The 1.7 square metre glass plate built into the floor of the bottom cabin (of two, Vanoise Express), means that passengers can now enjoy exceptional three-dimensional views: a sweeping 360-degree panoramic view of the surrounding, legendary peaks as well as a vertiginous view down the Ponthurin valley beneath their feet!

All you need is a Paradiski® ski pass.

SUPER SLALOM EXPERIENCE: FOLLOW IN THE TRACKS OF CHAMPIONS !

La Plagne has always been a land of champions ...

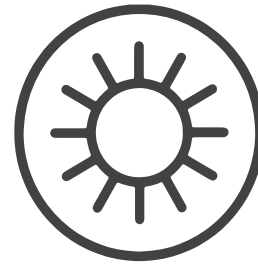
Follow in their tracks and become part of the family of champions!

Come with friends or on your own to test your skills on our timed, filmed slalom!

Julien Lizeroux had better watch out!

Access: Golf course at Plagne Aime 2000 / from the blue ski run / included with your ski pass.

Fresh air and unspoilt nature !



In summer, the mountains become a huge recreational park with oxygenation built in. Activities here take place outdoors, in the midst of nature, with a view of Mont Blanc. La Plagne owes its positive energy to its exceptional environment. Come and savour the outdoors in all its splendour - (re)experience outdoor living and tune into the elements and the natural world! Rivers, forests, glaciers are all integral parts of the mountains!

MOUNTAIN BIKING

La Plagne saw the first mountain bikes introduced in the 1980s - before suspension was even called suspension! The Tarentaise resort is fully-equipped to keep even the most dedicated cyclists and mountain bikers happy - whatever your level and aspirations. There are miles of routes, a carefully-kept bike park, and fun 'E-spot' zones. All you need to do, is get on your bike! For road-cycling fans and those who love the peloton, La Plagne boasts some beautiful round-trips and climbs that take in summits and passes.

TRAIL RUNNING

La Plagne is a land of trails and has a long trail-running history - the resort has organised the legendary Alpine 6000D race for the last 30 years. Twenty permanent trails criss-cross the area from one side to the other, ranked according to difficulty and with different starting points. If you were 'born to run', don't miss our trails!

WHITE-WATER SPORTS

One of La Plagne's greatest assets is the beautiful Isère river, located in the sublime 'Vallée'. The river's source is in the Alps and it flows into the Rhône 8 km upstream of Valence. As it passes through the Haute Tarentaise, however, three key criteria combine to make the Isère a truly sensational river: the terrain's natural differences in altitude, the snowmelt and the spring rainfall. What's more, the riverside environment is astonishing - it passes through woodland, the Traversée d'Aime, and the Pucelle Gorges and more. The Isère is guaranteed to amaze and overwhelm! Take time to discover white water!

HIKING

In summer, the mountains make for an idyllic setting. Meander along a stream, wind your way through hundred-year-old trees, explore the heart of the Vanoise, and climb up to Alpine meadows in flower ... every change in the scenery brings the release you long for. Revel in regenerative hiking, alone or with the family! La Plagne endorses hiking by maintaining dozens and dozens of clearly-marked routes.

LEISURE CENTRE

You can get to the Versants d'Aime leisure centre by car, or you can walk or cycle there on the 'voie verte' (foot and cycle path). The lake lies on the banks of the Isère river. There is a lifeguard all summer and a beach equipped for tiny tots. Centron's leisure centre is next to Montgirod. Three themed walks (botanical, ecological and geological) start from the lake and it is also the meeting point for white-water trips.

THE LOCATION

A natural, protected setting in the village centre !



THE RESIDENCE

A ski-in & ski-out residence !



« Le Snoroc » residence enjoys an ideal location in la Plagne Montalbert ; ski-in/ski-out, it allows to join directly the cable car of Fornelet. Shops, bars and restaurants of ski resort are accessible on foot in 5 minutes.

The residence is composed of 65 apartments from 1 to 3 bedrooms. Cellars, ski lockers and underground parking are available to all residents.

"Image designed to provide non-contractual illustration of resort atmosphere. Please refer to the text description for details of interior services."



Wellness spaces for relaxation with family !

"Photo designed to provide non-contractual illustration of resort atmosphere. Please refer to the text description for details of interior services."

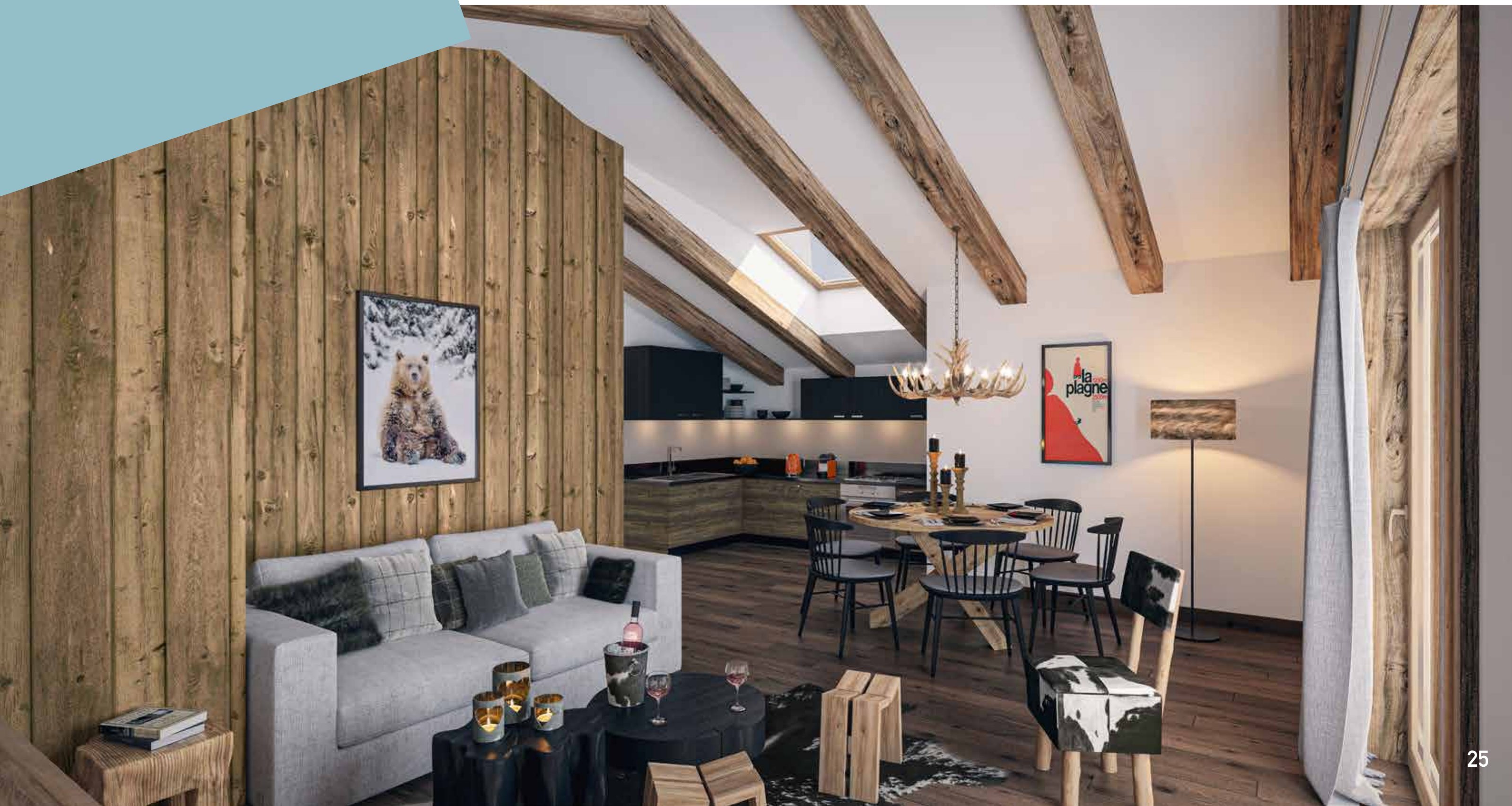


Furnished apartments between tradition and modernity !

From 1 to 3 bedrooms, 65 apartments of Snoroc allows you in a cocooning atmosphere : stone wall, wooden pan, warm decoration. All apartments is a place to savour sweet mountain life in a warm and contemporary setting.

Furnished and equipped ; most apartments open onto terraces or balconies with stunning views of the montains. Authenticity and modernity will mingle to guarantee premium services. Each apartment has a cellar, a ski locker and a parking.

"Photo designed to provide non-contractual illustration of resort atmosphere. Please refer to the text description for details of interior services."



Chic, high-end materials !

"Photo designed to provide non-contractual illustration of resort atmosphere. Please refer to the text description for details of interior services."



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

Make a sound investment: **high quality services, premium locations, and good energy performance.**

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



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 your own occupancy needs.
- Reclaim VAT (20%) on the purchase price*.
- Concierge service available for 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 261D 4e / Article 271 I 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.

Professional construction and management



• DESIGNING AND BUILDING

Our group gets involved as soon as a property has been identified. After our development department has carried out a study, we choose the locations paying meticulous attention to detail. The choice is vital because it guarantees the best investment: “Location, location, location” is our motto! We then carry out the following steps: markets studies for the product; benchmarking; and product design 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 technicians or engineers.

• MARKETING AND CONSULTING

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

• MANAGING AND OPERATING

Our management team studies, selects and validates the future property programmes completely independently so as to ensure long-lasting problem-free management. Depending on the project, its size, location, and the typology of the building, we entrust the running of the residential complexes to well-known, recognised managers or we run them ourselves. During the operational phase, our on-site teams ensure the properties are well-run, full of bookings, while also looking after the upkeep of the apartments and shared areas and carrying out technical monitoring.

MOUNTAIN SPECIALIST SINCE 2008 !



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



OPERATION NAME :

Le Snoroc

OPERATION ADDRESS :

73210 PLAGNE MONTALBERT

OPERATION TYPE :

Joint Ownership Tourism Scheme
Hotel residence

PROPERTIES :

65 Apartments
1 bedroom + cabine to 3 bedroom

SERVICES :

Swimming pool, wellness area,
a bar tapas restaurant...

NOTARY :

Étude Me Garel - Slais les thermes (73)

DEVELOPER :

Groupe Terrésens

MANAGER :

Terrésens Propriétés

Find everything you need for reservations at www.terresens.com

Find our rental offerings at www.terresens-msh.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 3 500 000€

RCS Lyon 501 580 211

PARIS

2, Rue Villebois Mareuil 75017



TERRÉSENS

PROPRIÉTÉS

www.terresens.com

LYON - PARIS - LE BOURGET DU LAC - GENÈVE - LONDRES - LUXEMBOURG - LISBONNE



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