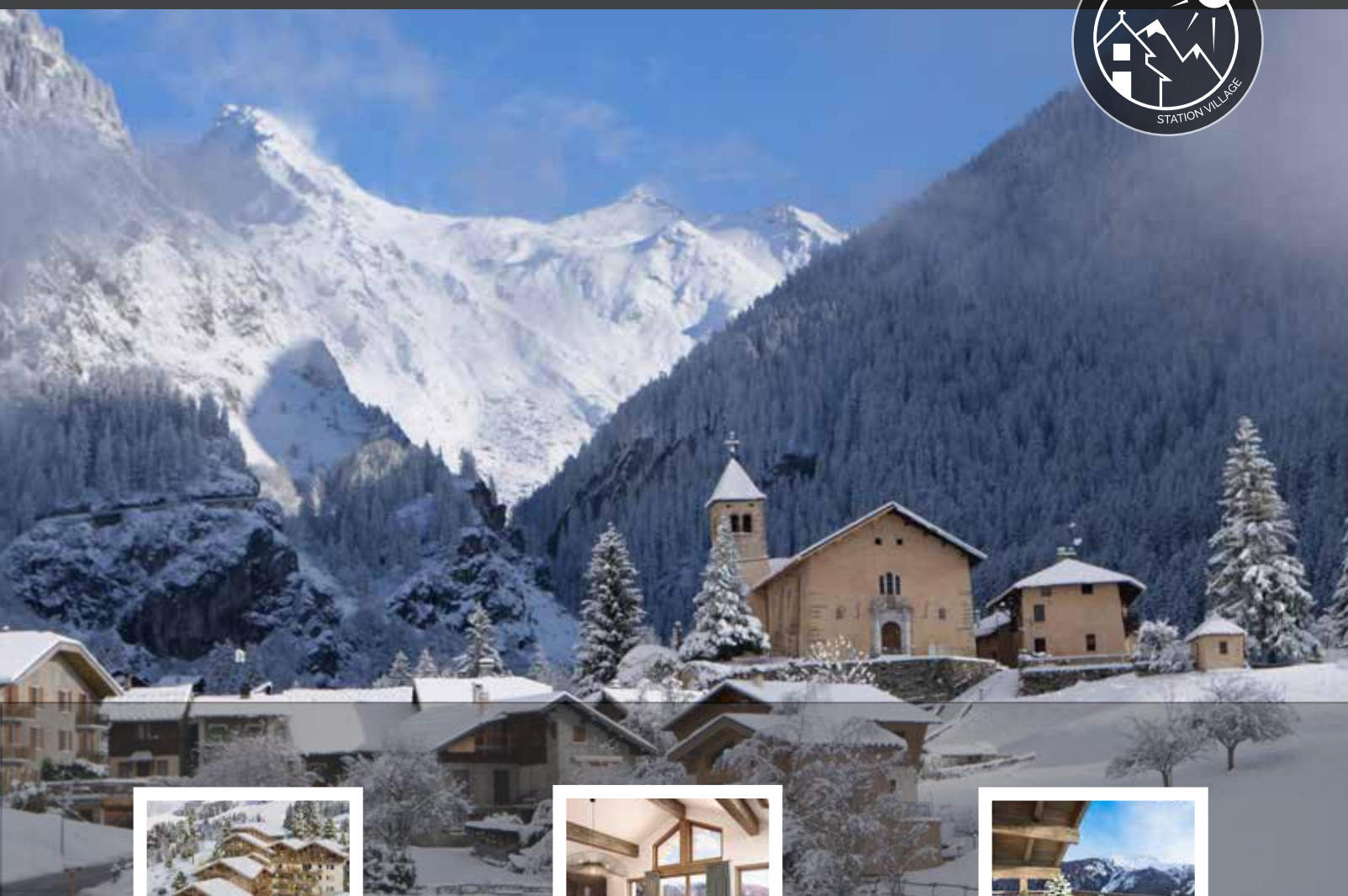


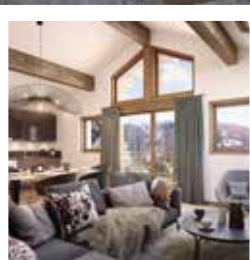
# CHAMPAGNY-EN-VANOISE

• FRANCE (73350)

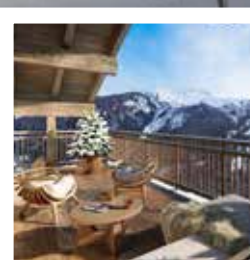
TRUE VILLAGE RESORT



Nestled in the village



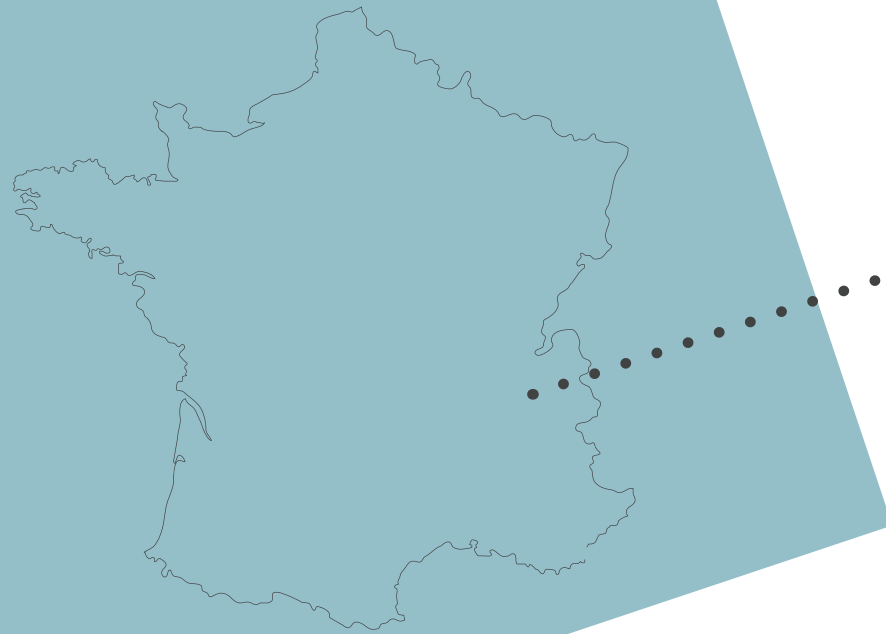
39 apartments  
from T2 to T5



Top-of-the-range  
amenities

PARADISKI AREA

## LOCATION



**THE RESIDENTIAL COMPLEX**  
**ÉTOILE DE LA VANOISE**  
 Plan du Crey  
 73350 CHAMPAGNY-LA-VANOISE



### MOTORWAYS

From Chambéry, take the A43 and A430 motorways until you reach Albertville, then take the N90.  
 When you arrive at Moûtiers, take exit D915 towards Vallée de Bozel.  
 At Bozel, follow the D91b to Champagny-en-Vanoise.



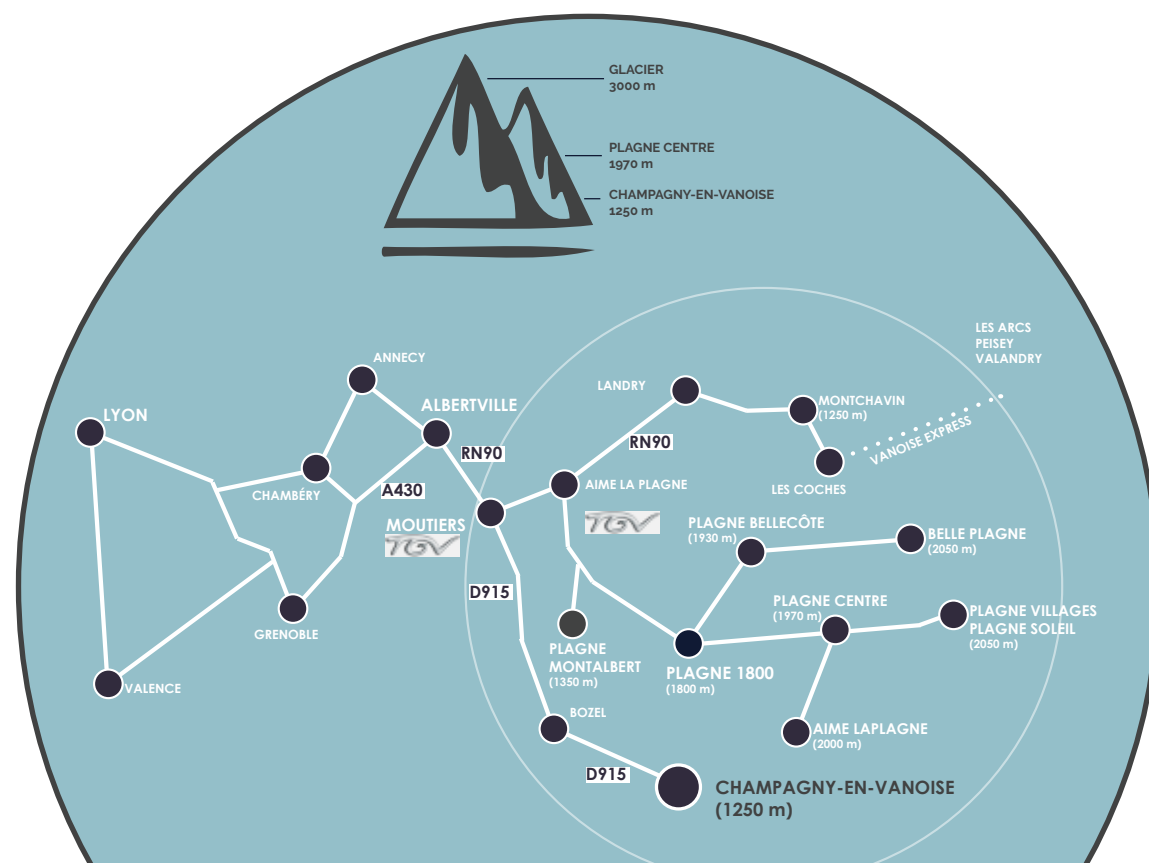
### STATIONS

Moûtiers/Salins/Brides-les-Bains.  
 Then take a taxi or bus. Plan to reserve a ticket if taking the bus.  
 28 mins/19 km



### AIRPORTS

Chambéry: 1 h 45 mins / 119 km  
 Grenoble: 2 h 20 mins / 192 km  
 Lyon: 2 h 30 mins / 196 km  
 Geneva: 2 h 30 mins / 200 km



## BRIEF HISTORY

Champagny-en-Vanoise has the authentic charm of a Savoyard mountain village, nestled on a largely sunny southern slope at 1250 m between the Plagne Paradiski skiable area and Vanoise National Park.

This is an ancient village and traces of the first human inhabitants date to 2500 B.C. have been unearthed in the Bozel valley. For a very long time, the people of Champagny lived off of agricultural and cattle breeding. The numerous pastures were the only resources from the high valleys.

Today, Champagny-en-Vanoise has diversified into year-round activities. Summer tourism began to grow with the development of hot springs resorts starting in 1820 and naturally, the creation of ski resorts in the 1950s was a major contributor to the village's revival.

Architecture in Champagny still reflects traditional values. Filled with hamlets featuring traditional homes in wood and stone, the village became a comfortably-sized winter sports resort in 1971. You'll love the charm of the village with its baroque church and small lanes leading to a chapel and oratories. In Champagny-en-Vanoise, a warm welcome is not an empty promise.

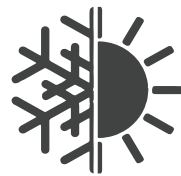




## "VILLAGE FEEL" RESORTS



- 1 - Timeless, authentic charm
- 2 - A relaxed way of life to experience with family
- 3 - Mountains of tomorrow (genuine summer-winter dual season)
- 4 - Heritage & family safe haven



The thirst for wide spaces boosts the summer season in the mountains each year. This enthusiasm highlights the appeal of country houses for city dwellers.

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

Buyer and holiday goers are increasingly becoming fans of resorts running in winter as well as summer like Champagny-en-Vanoise. The pause to urban life experienced in chalet-style residences along with the change of scenery offered by authentic architecture featuring wood and stone set in large preserved spaces explain why double seasons in the mountains, starting with summer, are all the rage and a force that will drive tourist development for tomorrow and beyond.

### PRIORITISING EMOTIONAL WELLNESS

The former Holiday Residence "real estate/financial services" model is over! A very significant emotional wellness aspect is involved in the purchase of our residences. With a variety of options, the owner can freely rent out their property, if they choose to do so, and occupy it for six months a year with some tax breaks and acquisition similar to that of a second home. Influenced by an Airbnb style, buyers are also drawn by the possibility of renting out their apartments for a few weeks a year to cover daily charges. The profitability of these second homes is guaranteed, preventing all the limitations of Holiday Residence management.

### A SAFE HAVEN IN BOTH SENSES OF THE TERM

The impact of current economic uncertainties (COVID-19, international economic tensions, etc.) has made stock-exchange prices very volatile. Faced with the yo-yoing of the stock market, real estate in beautiful locations is a safe bet. It is a safe haven for heritage but also family, if we consider how many of those escaped the city prior to lockdown. Having a green family outing in the mountains is a top priority for our fellow citizens.



### SPACIOUS LUXURY

When switching from a former reduced surface area format to a new living spaces model with our mountain real estate, Terrésens responds to the needs of its clients, finding the perfect balance between price and comfortable spaces, particularly for living rooms. Fitted open kitchens in the living room compose a basic decorative element in this major place for family life. Terrésens has thus opted for living rooms that are at least 25 m<sup>2</sup> in apartments with three rooms or more. Moreover, the number of bathrooms have increased starting from T3 apartments, with a bathroom, a shower room and two toilets provided. A dedicated cellar is added for owners to facilitate using the apartment for both personal and rental purposes.

### NO NEED TO PERCH AT 2000 METRES ALTITUDE!

A real grassroots shift has been established among new buyers who are no longer focussing the investments solely on occupation during the winter and high-altitude skiing. They see increasing "proprietary and enjoyment" interest to opt for village resorts in welcoming sceneries at any time of the year. Connected by high capacity lifts like the Champagny-en-Vanoise cable car that will whisk you to the Paradiski resort at 2000 m in eight minutes, these village resorts combine the joys of skiing with those of summer walks in the mountains and leisurely moments on terraces and in boutiques. Joys often forbidden in the summer, if you stay perched at 2000 metres in a lunar environment!

### MOUNTAIN BIKES ELECTRIFY THE SLOPES!

Terrésens residences are increasingly in demand during the summer — a sign that the mountains are not just for skiing. Fewer holidaymakers wish to be stuck on a packed beach. With a cart hooked to their electric mountain bike, they would much rather picnic with family members at the top of an Alpine pass, bathe in a biotope lake, go rafting or canoeing, and other activities offered at very affordable prices in the summer. To satisfy their thirst for large spaces and wishes to relax with family, many are ready to buy their country house in the mountains.



**VILLAGE RESORTS:**  
a real double winter/summer season.



- 1 - Pure air year-round
- 2 - Many activities for everyone
- 3 - Calm and rest
- 4 - Perfect spot to relax with family!



**FRENCH SKI RESORTS BY THE NUMBERS**

**300+ SKI RESORTS SPREAD OVER SIX MOUNTAINS**

**23% OF THE NATIONAL TERRITORY**

**TOP SKIABLE AREA IN EUROPE**

**RANKED THIRD AMONG GLOBAL SKI DESTINATIONS**

**10 MILLION VISITORS TO RESORTS IN WINTER**

**29% FOREIGN CLIENTELE**

**120,000 DIRECT AND INDIRECT JOBS**

**What are expectations for second residences?**

A second residence is a dream for many, whether it will serve as a family home, an occasional residence, or a pied-à-terre for relaxing. It's ideal to use this second home during vacations and whenever you feel like it, whether you head to the seaside, the country or the mountains.

**36%**

want to purchase a second home

**56%**

want to rent out their second residence to reduce costs or even make a profit

**37%**

said lockdown made them want to move to their second home permanently

**Main criteria for choosing a location**



62%  
Environment



48%  
Sunny weather



70%  
View



**BETTER PRICES IN SUMMER**

Housing costs are better during the summer season, attracting more visitors. The mountains have been on the rise these last few summer seasons.



**PLEASANT TEMPERATURES**

Mountains are some of the best destinations for people who love sun. The quantity of UV rays increases by 4% every 300 meters of altitude. This means you can 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**

When you head to the mountains, you'll escape big cities, air pollution and traffic jams. You'll get away from massive crowds. And you'll find lakes and rivers where you can relax and re-energise while admiring breathtaking scenery without any disruptions.



**NATURE EXPLORATION**

You'll be blown away by the incredible panoramas and landscapes. This is the perfect destination to deepen your culture and explore old villages, traditional architecture, museums, religious edifices, and fortifications. Take in remarkable historic sites and learn the history of mountain villages. Head out to explore the wild plants and wildlife on our mountains!



**SOMETHING FOR EVERYONE**

You'll enjoy village festivals and a multitude of activities like hiking, mountain biking, lake or pool swimming, water parks, paragliding, via ferrata, horse riding and more. There's something that everyone will enjoy, little ones and grown-ups alike.



## THE RESORT

### A friendly, vibrant village.



- 1 - A traditional family village
- 2 - In Vanoise National Park
- 3 - One of the most magnificent Nordic skiing areas in Savoie, with "4 Nordiques" national certification
- 4 - Full south exposure with guaranteed sun



**ALTITUDE**  
1250 m to 3,250 m



**LOCATION**  
Vanoise Massif



**CHARACTERISTICS**  
Paradiski Area  
Guaranteed snowfall  
Guaranteed ambiance



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



**BENEFITS**  
Family village resort  
360° view  
All skiing levels  
Lovely hiking trails in summer

#### RECREATION, CALM, RELAXATION AND TRADITION IN A REAL VILLAGE.

Champagny is nestled in the heart of Tarentaise, near big neighbours like Val Vanoise, Courchevel, Méribel, Tignes, and Val d'Isère.

Champagny-en-Vanoise is made up of two distinct areas with Champagny-le-Haut separated from Champagny-le-Bas by the Pontille gorges.

The lower village is organised into hamlets that used to be separate but are now centred around a 17th-century baroque church and a city centre with shops and services.

The Champagny le Haut valley (1500 m) has been classified as a natural site since 1992 and features traditional groups of hamlets included on the list of architectural heritage sites.

#### VIBRANT VILLAGE

Champagny-en-Vanoise is an energy-filled village that's always on the move. There's a wide variety of events and activities of all types that are always based on legitimate values. In summer, the two village festivals are the perfect opportunity to meet residents and learn about their costumes and traditions while savouring local specialities. Numerous sporting events are hosted here each season including trail and marathon races, as well as ice climbing championships. There are all kinds of events every week during the summer and winter like film showings, shows for kids, outdoor concerts, and family challenges.

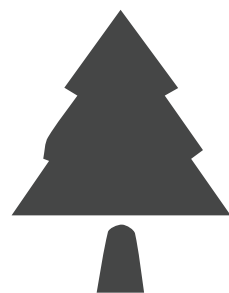


#### NEAR COURCHEVEL!

You'll be just 30 minutes by car from Courchevel and its villages with their many different atmospheres. They're all connected by ski lifts or free shuttles!  
Families and partiers alike enjoy this leading resort.



## Just outside Vanoise National Park.



### CHAMPAGNY-EN-VANOISE IS HOME TO A HIDDEN TREASURE: THE CHAMPAGNY-LE-HAUT VALLEY.

This unique area just outside Vanoise National Park is classified as a natural site and characterised by villages that are included on the list of architectural heritage sites.

The location is home to several traditional hamlets and refuges, as well as a campsite. Landscapes here have a rare beauty that includes a view of the Grande Motte glacier. The setting is peaceful and perfect for disconnecting.

Vanoise National Park  
by the numbers:



1 - 146,500 ha

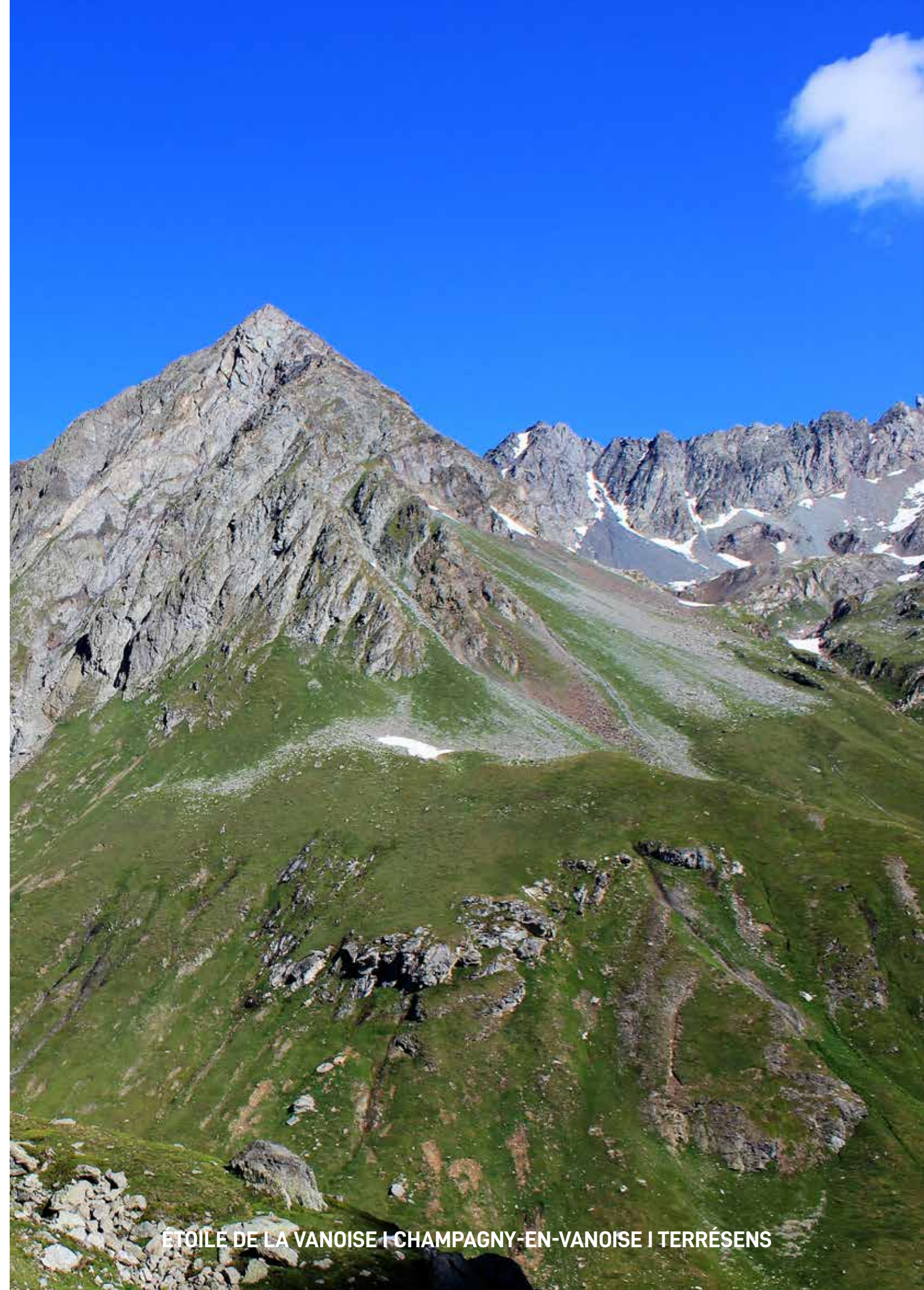
2 - 29 communes

3 - 1,200 species have been identified,  
including 107 protected ones

**VANOISE NATIONAL PARK** was created in 1963 to slow the disappearance of ibexes. It is the oldest national park in France. It is a majestic area between Maurienne and Tarentaise that safeguards carefully protected plants and wild-life. It has an incredible variety of landscapes in its 53,000 hectares and its 500 kilometres of trails.

Vanoise National Park has two areas: the central and peripheral. The central area, called the heart of the Park, has a special designation naming it a protected area. It's subject to specific regulations. The peripheral area covers 28 communes.

The Park shares a border with the Italian Gran Paradiso National Park. They have been twinned since 1972 and together cover an area of 1,250 km<sup>2</sup>, the largest protected space in western Europe.





# SKIABLE AREA

At the heart of the  
Paradiski Area.

GREEN RUNS  
11

BLUE RUNS  
136

SNOW PARKS  
2

RED RUNS  
78

BLACK RUNS  
34

SNOWBOARD CROSS  
3



AREA  
425 km of ski runs



AREA  
259 ski runs



AREA  
129 cable cars





## SKIABLE AREA

The second largest  
skiable area in the world.



- 1 - An exceptional area
- 2 - A range of experiences
- 3 - A breathtaking environment between forests and summits
- 4 - Skiing for all



### EXTRAORDINARY SUMMITS TO MAKE THE MOST OF THE MOUNTAINS THIS IS SKIING PARADISE!

The Paradiski skiable area (Les Arcs/Peisey-Vallandry/La Plagne) now covers 425 km of slopes, tiered over 1200 to 3226 m in altitude.

With two summits over 3000 m and 258 runs spread across a multitude of slopes, it offers an unparalleled variety of routes for all levels.

Skiing in the region is stunning thanks to glaciers, woodland skiing, freeride runs, high-altitude runs for beginners, breathtaking open landscape views of Mont Blanc, and so much more.

70%

of the area  
is over 2000 m

2

skiable glaciers  
over 3000 m

129

exceptionally efficient ski lifts at  
your disposal: maximum skiing  
with minimal waiting times

RED ALERT



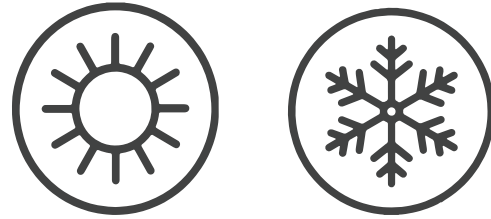
Head to the top of the Verdons Sud and Nord chair lifts at 2500 meters for an amazing skiing experience including an exceptional view of Mont Blanc. This is where the Mont de la Guerre run starts. It's a descent of more than 1300 m with no mechanical lifts to get in the way. Naturally covered by snow, this red run is open based on snow conditions. You'll start with a view of Mont Blanc and the Vanoise glaciers as you make your way along the crests, then the walls connect between the pine trees. Those looking for a bit less excitement can take the route that winds among the hills to the village of Champagny-en-Vanoise at 1250 m.

#### TWO SITES IN ONE:

- Champagny resort: Get to ski runs (altitude 2000 m) in eight minutes by cable car
- Champagny le Haut valley (altitude 1450 m):  
Cross-country skiing is the main activity here (24 km of trails)



## Several activities for kids and grown-ups.



### GLACIALIS AREA

This glacier interpretive centre is unique in the Alpine region. In both summer and winter, it offers creative workshops for kids. In summer, round out your visit by taking the interpretive trail to explore the Vanoise glaciers.

Come learn all the secrets these giants hold – their scientific aspects and their historical and mythological dimensions – through a fun, interactive exhibit that includes films, a model, a photo gallery, hands-on displays and more.

### ICE TOWER

With a hat on your head, crampons on your shoes, and an ice pick in each hand, you'll be ready to head out and conquer the Champagny-en-Vanoise ice tower. This artificial structure offers several paths along its icy blue tentacles. The best ice climbers in the world compete on the overhangs while occasional amateurs choose the easier routes.

### HIKING TRAILS

Deep with Vanoise National Park, Champagny offers 53 hiking trails.

Head out alone or with a guide to explore the Park and its ever-changing landscapes as well as its abundant plants and wildlife.

### INTRODUCTION TO BIATHLON SHOOTING

Spend two hours practising biathlon shooting with guidance from a professional in the sport.

### SKI TOURING

Explore the best routes on the Vanoise Massif as well as other summits in the Alps like Mont Blanc, Ecrins, Oisan, and Grand Paradis.

### CHAMPAGNY POOL (open each summer)

The heated municipal pool (28°) has a removable roof and features a large shared pool with two 25 m lanes for swimmers and a fun deep area suitable for anyone. And there's a paddling pool for the little ones.



### SLEDDING FOR KIDS

Aspiring mushers can try out sledding and learn basic techniques on a sled pulled by one or two dogs. Your child will never forget this experience!

### ADVENTURE COURSE – ROPES COURSE AND BIG ZIP LINE

The adventure course (ropes course) is located in Champagny-le-Haut. This fun, sporty aerial escapade in the spruce trees or above the Doron is for kids as well as adults.

- Course equipped with footbridges, rope bridges, ladders, zip lines and more.
- Full adult course with 14 workshops, also open to kids taller than 1.40 m.
- Kid course with 7 workshops.
- Tailored workshops offered for the littlest adventurers.

You can also climb the 22 m tower.



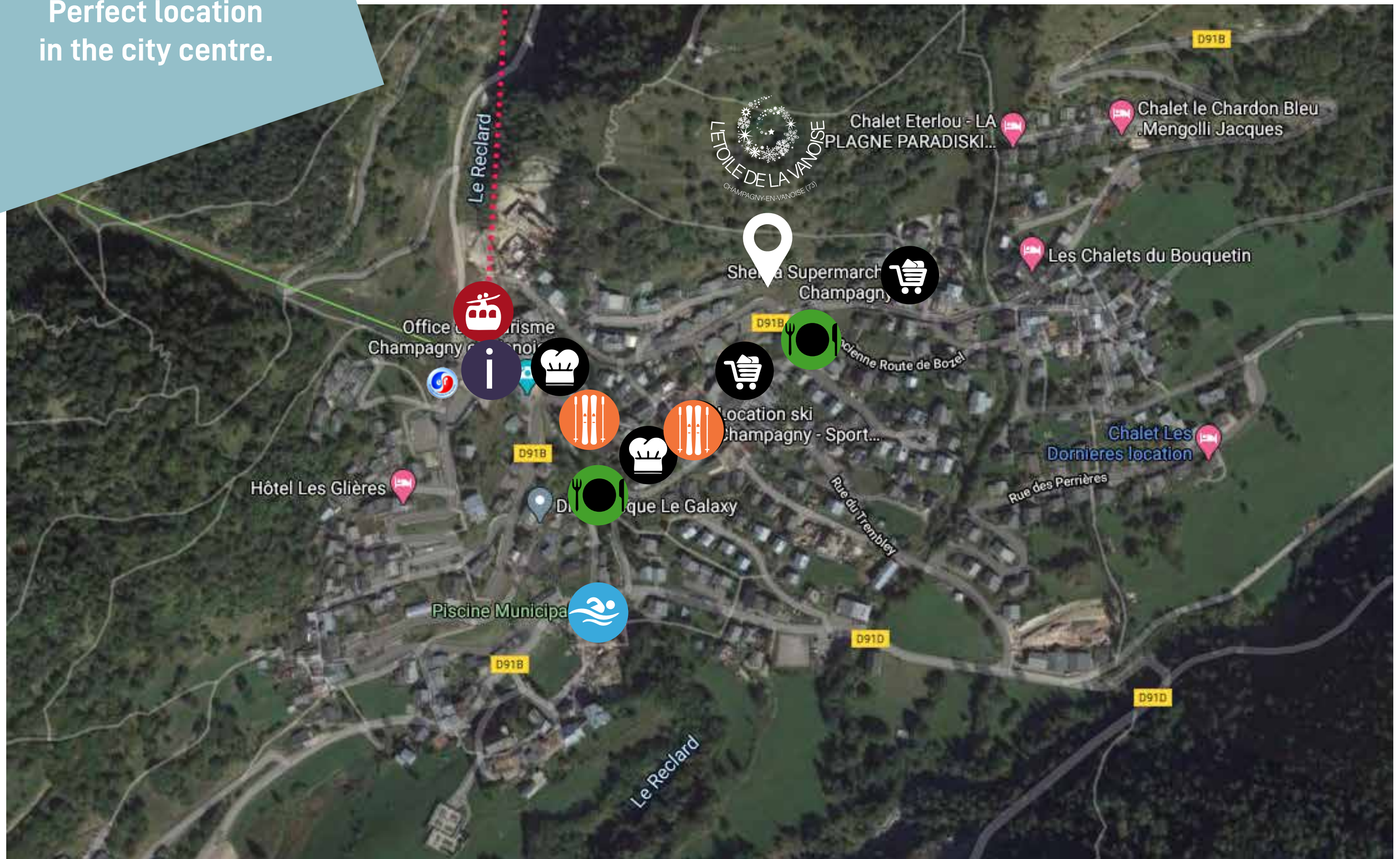
## LOCATION

Perfect location  
in the city centre.

Étoile de la Vanoise is ideally situated in Champagny-en-Vanoise.

It's located in the Champagny-le-Haut sector.

Ski lifts are 350 meters from the residence (five minutes by foot). A range of amenities including supermarkets, restaurants, and equipment rental services is within walking distance from the residential complex.





## LOCATION

A natural and preserved  
setting in the heart of  
the village.





## A traditional Savoyard architecture.

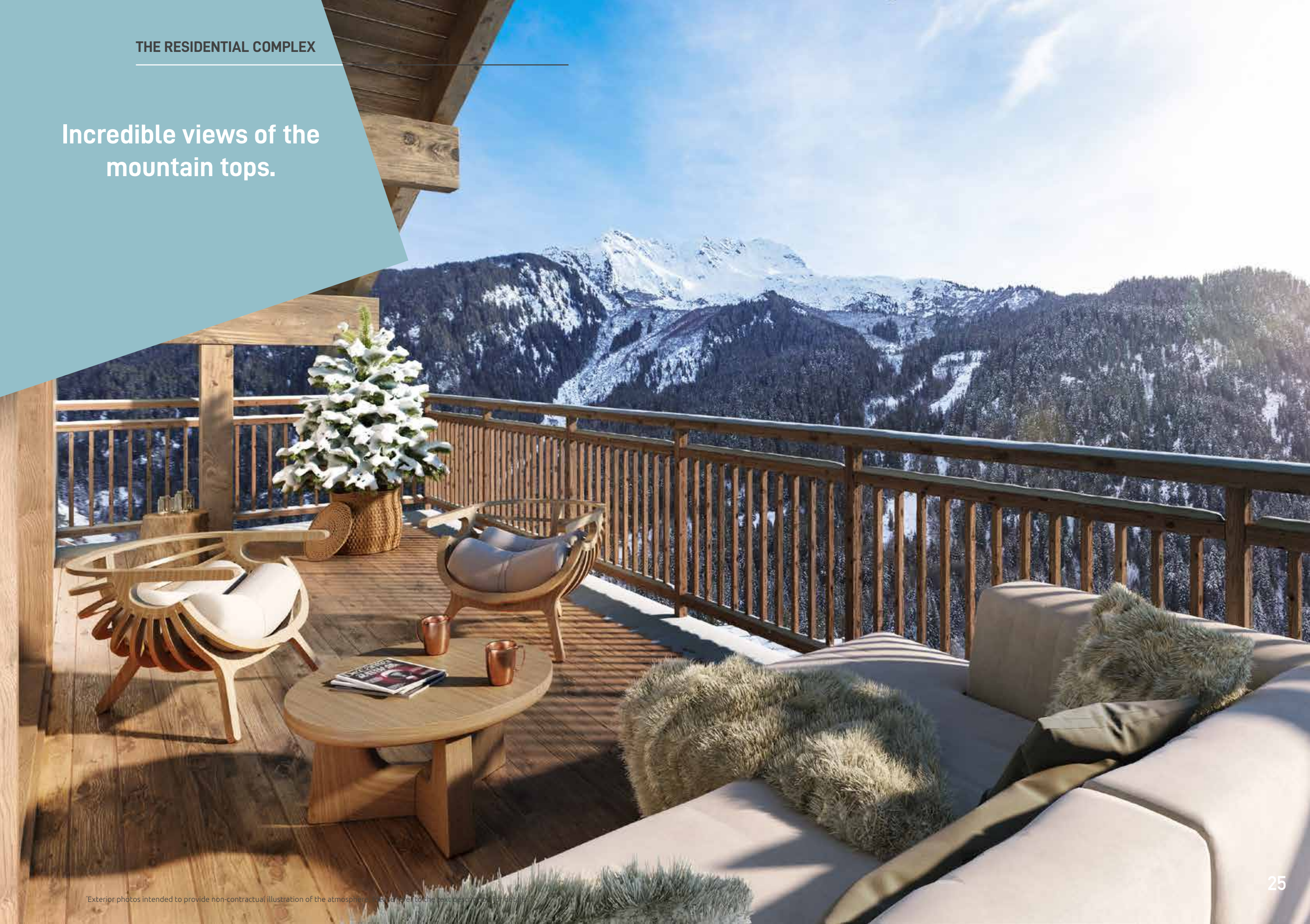


Featuring traditional Savoyard architecture finished with stone and wood, the Étoile de la Vanoise residence has 39 two- to five-room apartments.





Incredible views of the  
mountain tops.





**Top-of-the-range  
amenities &  
sophisticated designs.**

The Étoile de la Vanoise apartments feature a cosy ambiance with stone walls, wood panelling and warm decorations. They all welcome you with the comfort of a mountain home interior. Furnished and equipped: most residences include terraces or balconies with views of the surrounding mountain tops. Authenticity and modernity will intermingle for high-end results. Each apartment will include a cellar, a ski locker, and an underground parking spot.

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





## Lounge

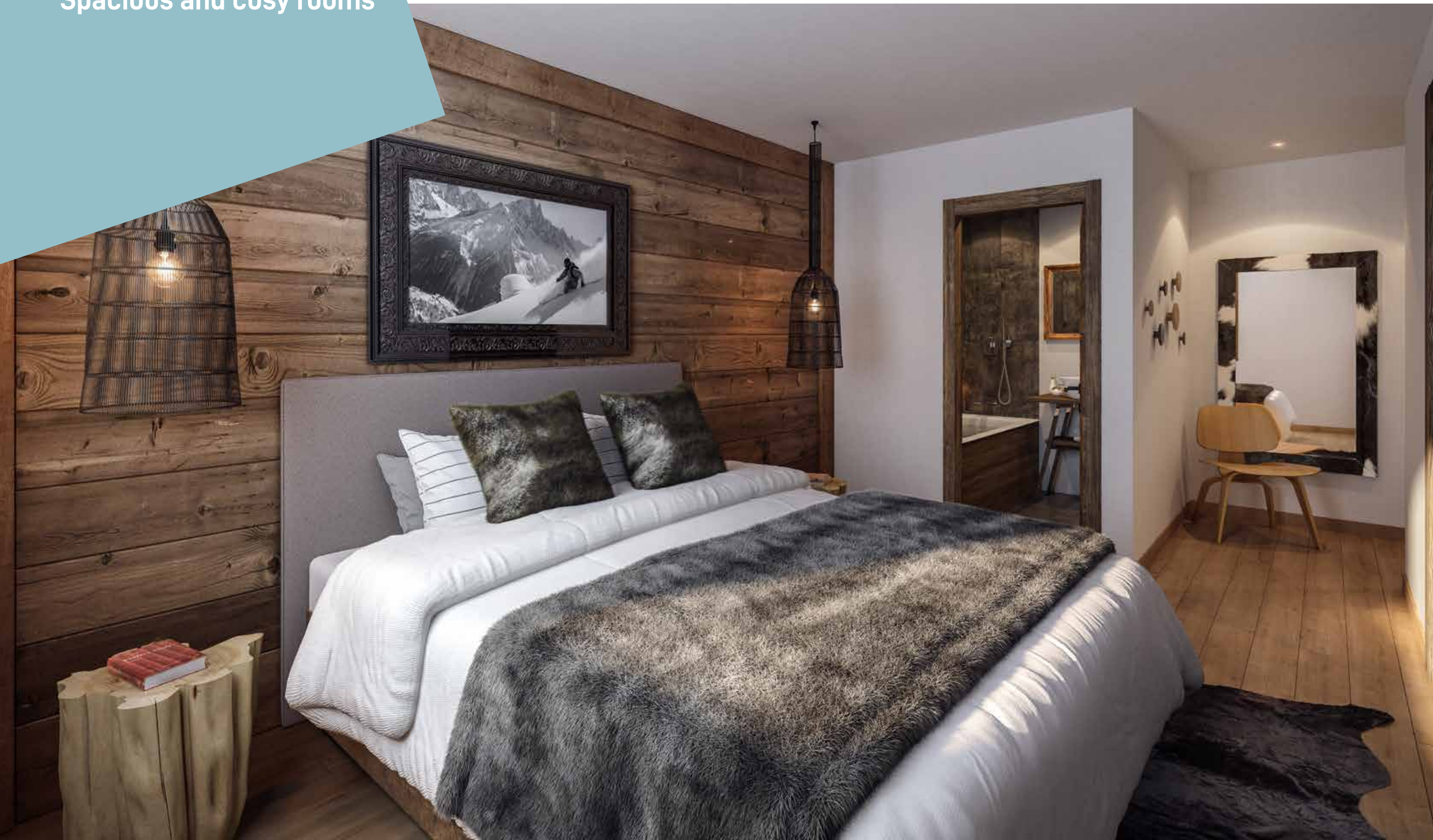
\* Illustrations are provided for information purposes only and are not binding.\*





## Spacious and cosy rooms

"Illustrations are provided for information purposes only and are not binding. Please refer to the text description for details."





Everything is proposed...  
nothing is imposed.

For property owners  
**Terrésens can help you from A to Z**  
when renting out your apartments for the  
holiday season.



DYNAMIC OPTION

Do you want to reserve the right to occupy your apartment as desired but still benefit from profitable seasonal rentals?

OPT FOR THE LEASE

TERRÉSENS VACANCES:  
COMMERCIAL LEASE

You'll be able to occupy your residence for up to 6 months a year.

Rentals advertised via the largest tourist distribution networks.

Flexible rental income according to your occupation choices.

VAT recovery (20%) on the amount of your purchase.\*

Concierge service for owners.

(\*) Claiming VAT: Art. 261 D 4e / Art 271 I and Art 271 IV of the General Tax Code (CGI); claim back the 20% VAT in connection with the acquisition of a furnished dwelling offering para-hotel services.



CLASSIC OPTION

Do you intend to use your property as a second home and rent it out on an occasional basis (via a real estate agency)?

CHOOSE OUR MANAGEMENT  
OPTION

TERRÉSENS GESTION:  
MANAGEMENT OPTION

Renewable each year, according to your needs.

At any given time, just let us know which weeks are available for rent.



BASIC OPTION

Do you intend to rent out your property yourself and only make use of the para-hotel services?

CHOOSE THE PARA-HOTEL  
SERVICE AGREEMENT

TERRÉSENS CONCIERGERIE

Tenant reception, handing-over of keys, entry/exit inspections, cleaning, household linen, presentation of wellness areas, etc.

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.**



## Professionals in construction & management.

*SPECIALIST IN THE MOUNTAINS SINCE 2008!*

### • 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 locations. This choice is key because it ensures the best investment: "Location, location, location!" is our motto.

Then, we approve the following steps: property market studies and benchmarking, as well as project design with architects and rental assessments by our management service.

To build residences, we act as developer/real-estate co-developer, or as project management support.

### • MARKET AND ADVISE

Immoé, a subsidiary of the TERRÉSENS Group, markets the properties (apartments, cabins, villas, etc.) We operate with our own network of consultants in France and abroad to limit the number of middlemen.

### • MANAGE

Our management team independently studies, selects and verifies future property programmes 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.



A subsidiary of the Terrésens Group, Terrésens Hôtels & Résidences works for 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 commercial structure develops holiday sales, relying on European sea and mountain holiday specialists to rent owners' apartments.

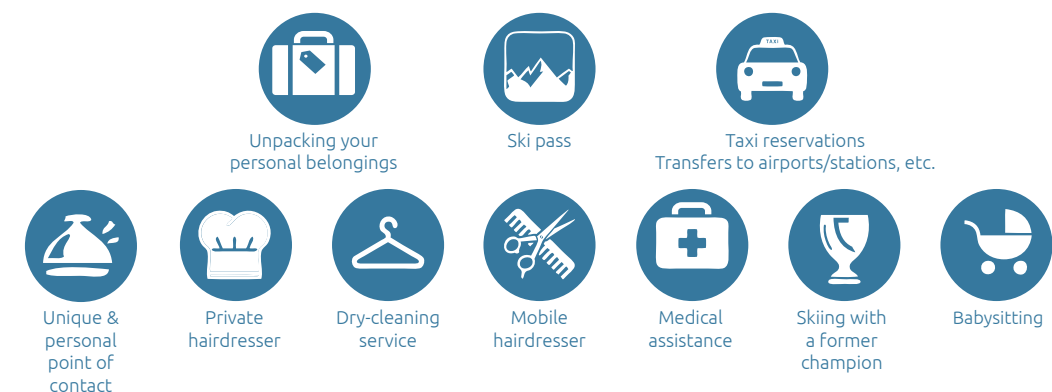
### TERRÉSENS HÔTELS & RÉSIDENCES CONCIERGE

For a burden-free dream holiday, owners and their loved ones can use this card to access various concierge services.\*

Your concierge is at your disposal for any personal requests.

Upon request and from your advisor, other rental management solutions and custom surveys are available.

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





**OPERATION NAME:**

L'Étoile de la Vanoise

**OPERATION ADDRESS:**

Plan du Crey  
Rue des Hauts du Crey  
73350 Champagny-en-Vanoise

**OPERATION TYPE:**

Residential holiday co-ownership

**ACCOMMODATION:**

39 apartments,  
from T2 to T5

**AMENITIES:**

Reception, concierge services, cellars, car parks, heated ski lockers

**NOTARY:**

Mr Roland Agi - 69100 Villeurbanne

**DEVELOPER:**

Terrésens

**SELLER:**

Terrésens Propriétés

**MANAGER:**

Terrésens Hôtels & Résidences  
(Trademark of Terrésens Vacances)

Find all of our programmes 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 Head Office**  
**19 bis,**  
**Place Tolozan**  
**69001**

SAS [FRENCH SIMPLIFIED JOINT-STOCK COMPANY] WITH A CAPITAL OF €3,500,000  
Trade and Companies Register (RCS) of LYON No. 501 580 211

+33 (0)4 72 14 07 14



**TERRÉSENS**  
PROPRIÉTÉS

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

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