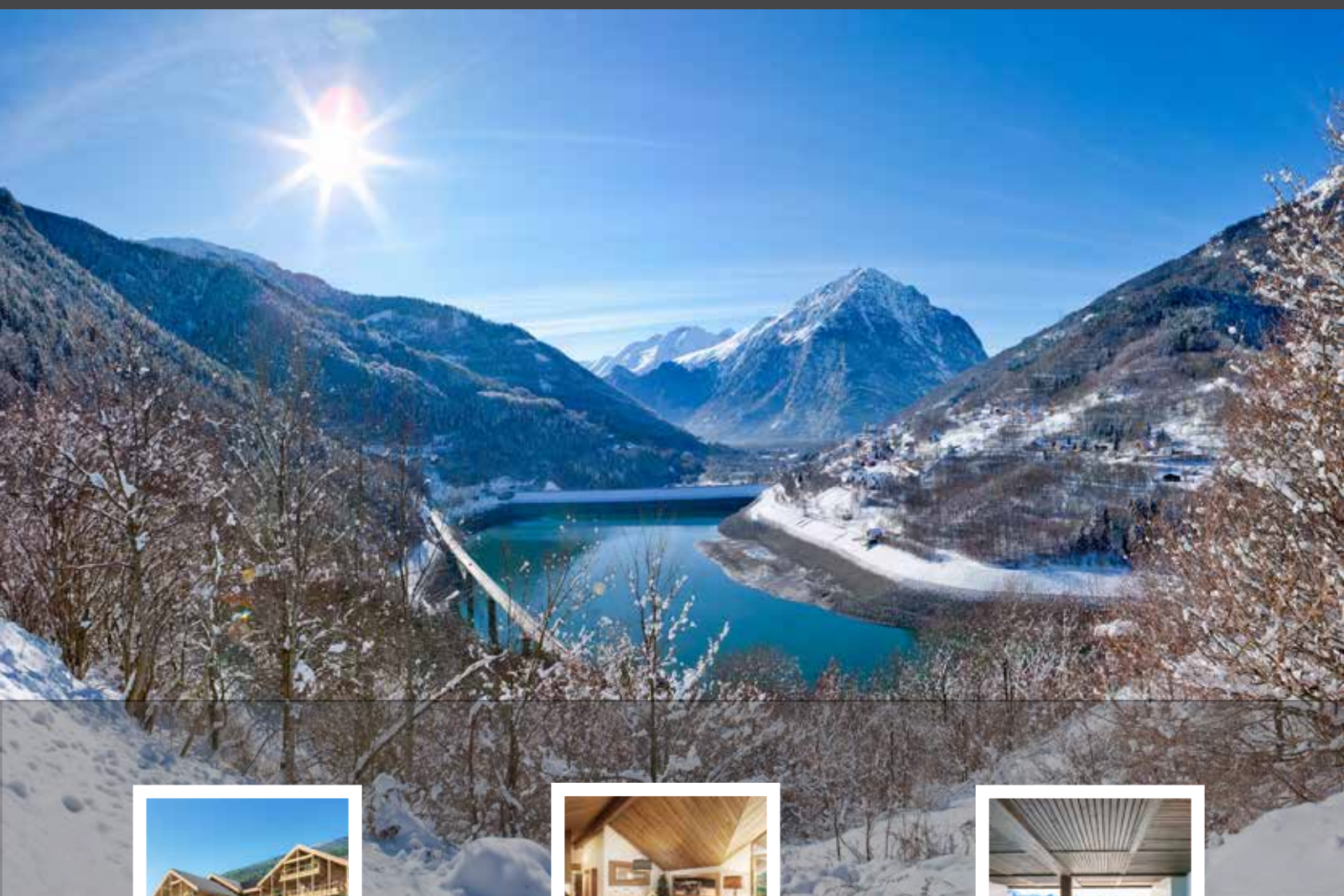




# ALLEMOND

• FRANCE (38114) • IN THE HEART OF THE OISANS ALPS

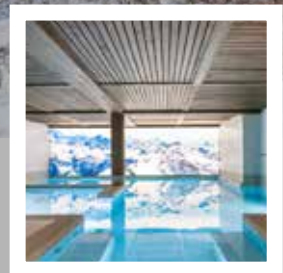
#BETWEEN LAKES AND MOUNTAINS



Village centre



From 1-bedroom  
apartments to  
3-bedroom cabins



Pool,  
wellness area

YEAR-ROUND VILLAGE



# ALLEMOND. BETWEEN LAKES & MOUNTAINS!



Along mountain  
passes!



At the water's edge!



Verdant setting!



Allemond is a charming village where people take it easy, making it an **ideal base camp for exploring the Oisans Alpine region**. Situated at an altitude of 713 m, the village **offers easy access to the entire valley**. It's a starting point for cyclists riding through the Glandon and Croix de Fer passes, as well as for a vast network of marked trails through the Grandes Rousses and Belledonne mountains. In winter and summer alike, there are free shuttles to take you to the mountain bike and ski areas of Alpe d'Huez Grand Domaine, via Vaujany, Oz-en-Oisans, and Villard-Reculas.

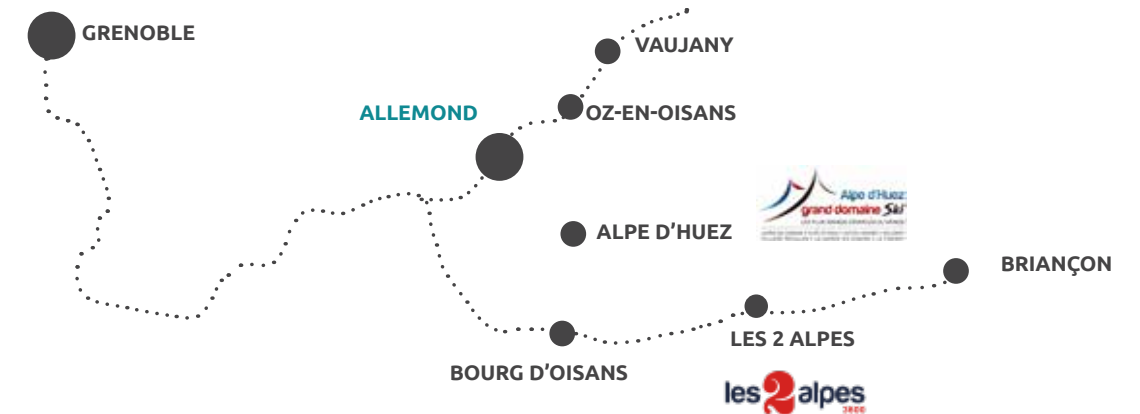
## Find any mountain sport you want around Allemond.

Cycling, mountain biking, and hiking are just some of the activities you can enjoy in the heart of this village! But that's not all: Allemond also offers a water sports centre and swimming pool, an impressive climbing wall, many other activities, and evening events. In winter, the ski slopes are nice and close.

You can reach Alpe d'Huez Grand Domaine ski resort in 8 minutes with the new "Eau d'Olle Express" gondola lift, open throughout the winter and summer seasons.

# ACCESS

ALLEMOND. IN THE HEART OF THE OISANS ALPS



**FROM PARIS**  
Motorways A6 (Paris-Lyon), A48 (Lyon-Grenoble), RN85 (Grenoble-Vizille), RD1091 until Rochetaillée, then CD526.

**FROM THE SOUTH OF FRANCE**  
Motorways A7 (Marseille-Valence), A49 (Valence-Grenoble), RN85 (Grenoble-Vizille), RD1091 until Rochetaillée, then CD526.

**FROM SAVOIE (ST-JEAN-DE-MAURIENNE)**  
CD926 via the Glandon and Croix de Fer passes, then CD526.



**GRENOBLE**  
Located 47 km from the resort.

TRANSISÈRE (line from Grenoble to Le Bourg-d'Oisans)



**GRENOBLE ALPES ISÈRE AIRPORT**  
88 km – 1 hr 20 mins

**CHAMBÉRY SAVOIE MONT-BLANC AIRPORT**  
114 km – 1 hr 35 mins

**LYON SAINT-EXUPÉRY AIRPORT**  
136 km – 1 hr 45 mins

**GENEVA INTERNATIONAL AIRPORT**  
193 km – 2 hrs 30 mins



# THE RESORTS & VILLAGES OF OISANS

A true paradise for lovers of wide open spaces, of gentle pleasures or sensational thrills, and of breathtaking scenery, this corner of the French Alps straddles the departments of Isère (38), Hautes-Alpes (05), and Savoie (73).

The geographic location of Oisans offers the perfect climate, as you'll find plenty of sunshine throughout much of the year—300 hours on average in high-altitude resorts like Alpe d'Huez!

The mountain area boasts four ski areas (Alpe d'Huez Grand Domaine, Les 2 Alpes, La Grave, and Col d'Ornon) and dozens of resorts and villages in the region's valleys or perched in the mountains.



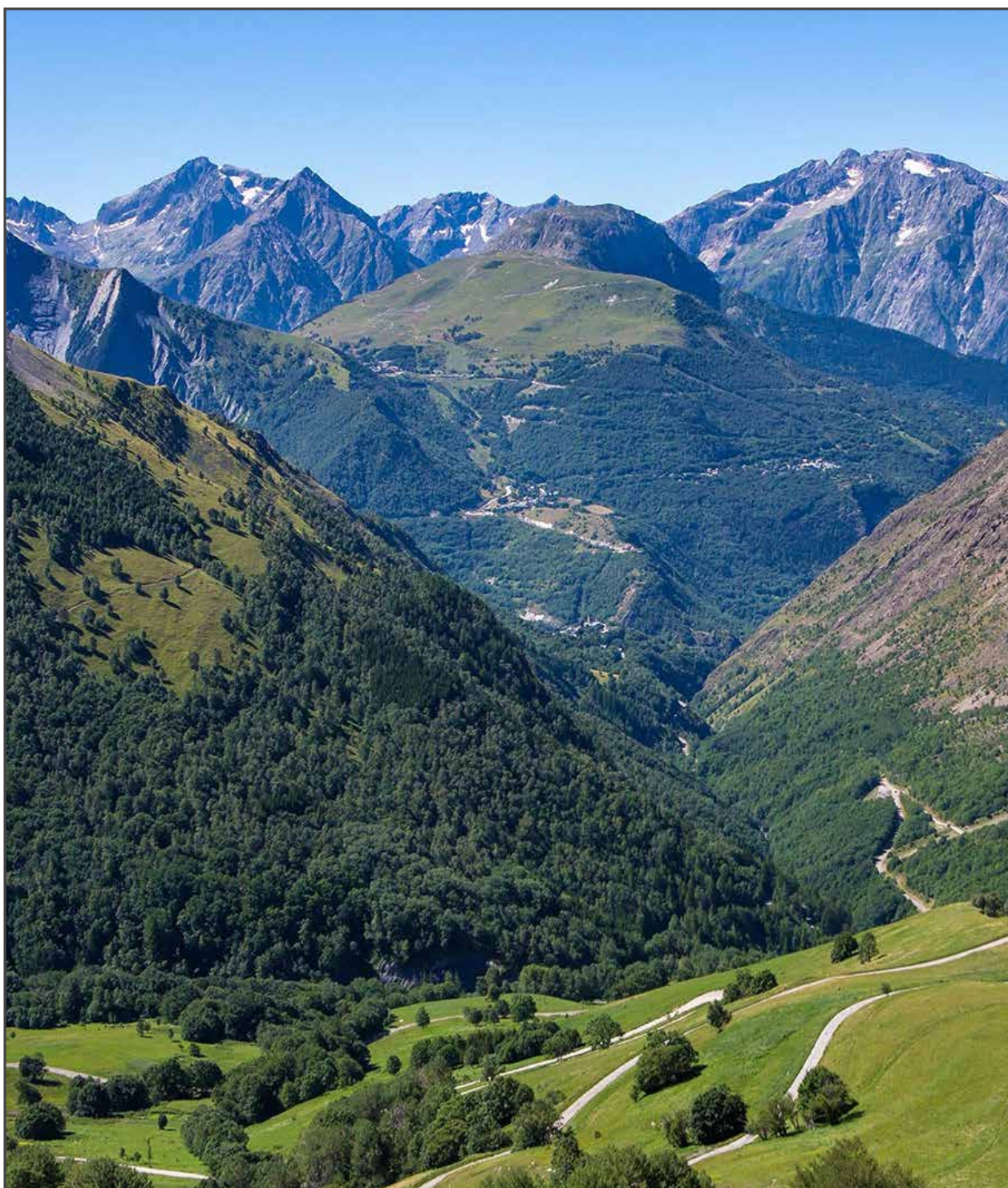
A WILD AND UNSPOILT MOUNTAIN REGION IN THE HEART OF THE ALPS.  
OISANS IS A PARADISE FOR OUTDOOR SPORTS.  
6 WILD AND AUTHENTIC VALLEYS.

At the heart of Oisans is a network of linked resorts.

**THE FIRST OF A NEW GENERATION OF GONDOLA LIFTS, THE EAU D'OLLE EXPRESS LINKS ALLEMOND TO THE RESORT OF OZ-EN-OISANS!**

Since December 2020, a next-generation gondola lift links Allemond to Oz-en-Oisans in 8 minutes, instead of 20 minutes by road, providing the shortest, most direct, and safest access route to the Oz-Vaujany and Alpe d'Huez Grand Domaine ski areas.

By providing a fast, safe, and environmentally-friendly link between the valley and the high-altitude resorts, the Eau d'Olle Express is a concrete example of how travel practices are changing, with the aim of creating a zero-carbon mountain destination.



**SHUTTLE FROM OISANS HYDRELEC (VAUJANY) TO VENOSC (LES 2 ALPES)**

The (free) Oisans shuttle takes you across the Oisans plain to the two lifts in Allemond and Venosc.

The shuttle offers 47 seats and a ski locker, operates seven days a week, and is accessible for people with reduced mobility.

**10 stops served:** Les 2 Alpes via the Venosc gondola lift, Les Ougiers, Le Clapier d'Auris, Bourg d'Oisans Sarenne roundabout, Bourg d'Oisans bus station, Bourg d'Oisans La Paute, Bourg d'Oisans Eglise des Sables church, Bourg d'Oisans Rochetaillée, Allemond Eau d'Olle Express car park, Vaujany Le Verney Musée Hydrélec.



# THE ESSENTIALS!



## THE EMPARIS PLATEAU

**A sea of greenery certified by Natura 2000.**

Lake Lérié and Lake Noir offer fantastic views of the ridges of the northern face of La Meije and Le Râteau (3,809 m).



## LAKE DU LAUVITEL

**The largest lake in the Écrins mountains**

At an altitude of 1,530 m, this emerald mirror set among lush green peaks is one of the most beautiful spots in the Oisans region and can be reached in an hour and a half of hiking.



## LA MEIJE

**Queen Meije!**

Meije means "midday" and also refers to the south, thus owing its name to the sun that passes over it at midday.



## THE ECRINS NATIONAL PARK

**The oldest and largest national park in mainland France.**

Created in March 1973, it covers 61 towns and straddles two departments: Isère and Hautes-Alpes. It is made up of seven valleys.



## LE PIC BLANC

**An exceptional 360° view of 1/5th of France!**

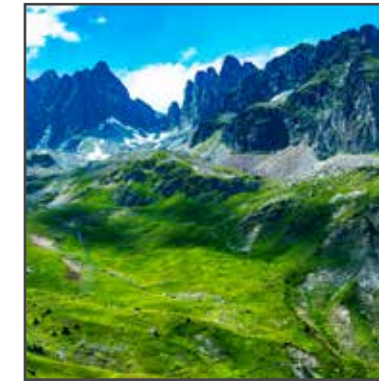
Rising to an altitude of 3,330 metres in the heart of the Grandes Rousses massif, the Pic Blanc offers a panoramic view as far as the eye can see across an ocean of mountain peaks!



## THE CLIMB TO ALPE D'HUEZ

**21 Bends & the Tour de France!** Alpe d'Huez and its 21 bends are one of the Tour de France's most iconic stages. Cyclists follow 21 signs as they cruise along a 14-km route that spans 1,120 m of altitude.

FROM ALLEMOND, DISCOVER THE 10 EMBLEMATIC SITES OF OISANS, WHETHER ON SKIS, BY BIKE, OR ON FOOT!



## GLANDON PASS & CROIX DE FER PASS

**A re-energising parade of greenery.**

The Glandon Pass (1,924 m) and the Croix de Fer Pass (2,064 m), located 2 km apart, link the Isère and Savoie departments, between the Oisans and Maurienne regions.



## LAUTARET & GALIBIER PASSES

**A strategic route via one of the few roads that cross the Alps...** The names Lautaret and Galibier have a mythical ring to them, thanks to the high mountain atmosphere and the landscapes crossed on both sides of the passes.



## THE ICE CAVES

**Ephemeral sculptures in the ice caves of Oisans.** Let yourself be surprised by the softness of the snow, the warmth of the ice, and your imagination, and discover the secrets of the glaciers at La Grave, Les 2 Alpes, and Alpe d'Huez.



## LA BÉARDE, 1,720 M

**The mecca of mountaineering.** At the heart of the Ecrins mountains, where the spirit of the place still resonates with the names of famous mountaineers, this is a place of freedom and encounters for all mountain lovers.



# ALPE D'HUEZ "GRAND DOMAINE" SKI RESORT

**Guaranteed snow** all season long thanks to 1,033 snow-making machines spread throughout the resort.  
**Unobstructed views** of the **Pic Blanc**: 360° panorama  
An **exceptional off-piste ski area**, being one of the largest and most varied in the French Alps!

## CRISS-CROSS THE VAST AREA!

- > 10,000 hectares, of which 840 are skiable,
- > 250 km of ski runs,
- > 360° of emotion
- > 2,200 m of altitude change, from 3,330 m at the summit of Pic Blanc to 1,135 m at the Enversin d'Oz.

To offer you endless thrills, five resorts and two villages joined forces to create the Alpe d'Huez "Grand Domaine" ski area: **Alpe d'Huez, Auris-en-Oisans, La Garde, Le Freney d'Oisans, Oz-en-Oisans, Vaujany, and Villard-Reculas.**

Long downhill runs and huge altitude changes for long-lasting skiing fun!  
**What's special about this ski area is that you can ski for many kilometres without taking any lifts!**

Fans of long descents can choose from five itineraries covering around 10,000 metres of altitude changes. The ski area includes **17 black pistes**, including legendary routes such as the 16-km **Sarenne piste**, not to mention the **Tunnel piste**, which crosses through the mountain from side to side and leads to one of the steepest walls in French skiing, at a 35° incline.



250 km of ski runs



135 pistes



70 ski lifts





## SKI AREAS ACCESSIBLE FROM ALLEMOND

In addition to the Alpe d'Huez "Grand Domaine" ski area, **8 minutes from Allemond with the EAU D'OLLE EXPRESS, discover other fabulous skiing destinations:**

- > La Grave — La Meije: an off-piste skiing area that's unique in Europe, a legendary gondola lift, and La Meije. It's truly one-of-a-kind. It offers a vast off-piste area, unique in Europe, where you can ski in total freedom! Two small runs groomed on the glacier, and that's it: the rest is up to you from the top of a gondola lift that's every bit as legendary as the ski area itself.
- > **43 mins by car via the D1091 road**
- > Les 2 Alpes: a leading snow park, a glacier at 3,600 m, and summer skiing. Welcome to the Lauze glacier at 3,600 m of altitude. The longest ski run has a vertical descent of 2,300 m, finishing at Mont de Lans at 1,300 m. With natural snow guaranteed thanks to the glacier (3,600 m), Les 2 Alpes ski area is a veritable paradise for skiers, spread over 410 hectares of marked runs.
- > **35 mins by car via the D1091 road**
- > Col d'Ornon: a human-scale Nordic skiing and snowshoeing kingdom in a wooded environment. A small, family-friendly resort that holds its own against the big-name resorts nearby. You'll find the same mountain activities here, but on a human scale! The Col d'Ornon resort, just an hour from Grenoble, offers a full range of outdoor activities: skiing (Alpine and Nordic), snowshoeing, dog sledding, horse riding, hiking, tobogganing, mountain biking, and more. Also of note, the resort offers great courses for beginners, as well as a variety of marked runs.
- > **25 mins by car via the D1091 + D526 roads**



## YEAR-ROUND ACTIVITIES AROUND ALLEMOND:

- > Vaujany Sports & Leisure Centre.
- > **13 mins – 8 km via the Col du Sabot road, then D43A and D526 roads**

A whole host of activities to enjoy and discover!

- A large 25-metre pool with four swimming lanes for athletes, a water slide, a waterfall, and a beach set up in summer with a view of the Grandes Rousses Massif, all in water at 30°C!
- An international indoor ice rink measuring 58 x 28 m, where you can give skating a try all year round with help from a skating aid, made available free of charge, or have fun with friends during an evening of entertainment.
- The bowling alley, housed in the ice rink building, offers a modern, colourful setting for games with family and friends.
- The completely renovated La Fare Spa offers you a unique place to recharge your batteries and enjoy a truly relaxing break. It comprises a wellness area with a sauna, steam bath, two hot tubs, and a herbal tea room, as well as a treatment room. Access for people aged 16 years and older, as well as children accompanied by an adult.
- The multi-purpose room is open all year round, offering badminton, basketball, volleyball, handball, futsal, floorball... and a climbing wall!



- > The Alpe d'Huez "Sports Palace."
- > **36 mins – 19 km via the D44B road**

A whole host of activities to enjoy and discover!

- A large indoor swimming pool.
- An IN'VERTIGO adventure course where you can complete a dozen or so challenges at 8 m above the ground!
- 2 escape rooms and 1 outdoor escape game
- A 12-m climbing wall!
- A fitness room and badminton and table tennis facilities



## WINTER ACTIVITIES



From Allemond, snow permitting, you can enjoy snowshoeing along the river embankment, on the shores of Lake Verney, or along the "squirrel trail" at Pont Rouge. You can then follow the Plateau des Lacs route at 2,000 metres above sea level.

Accessible from Vaujany or Oz-en-Oisans, this wild plateau is far from the ski lifts, with only footpaths and cross-country ski trails to remind you that civilisation is not far away. Accessible for all, the route is marked and completely safe. Along the way, take in the exceptional panoramic views of the Belledonne and Grandes Rousses mountains. In just a few minutes, you'll find yourself at an altitude of 2,000 m on the magnificent Plateau des Lacs.



Leaving from Allemond, the Plaine de l'Oisans Nordic skiing site is accessible to all, with loops marked out in alternating and skating steps through the forest, with no hazardous descents or endless climbs.

- > Raffour loop
- > Left shore of Lake Verney

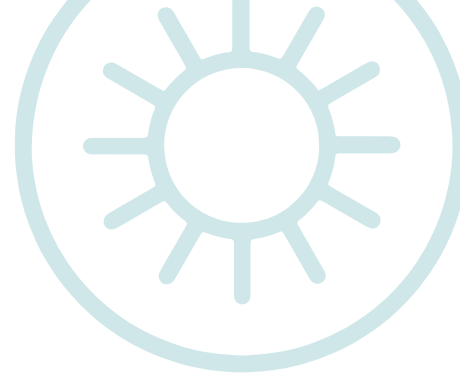
The Eau d'Olle Express will take you to the Oz cross-country skiing area, with two incredible trails:

- > Lakes circuit (20 km)
- > Poutran loop (10 km)





## SUMMER ACTIVITIES



**A major attraction in Allemond: one of the two water sports centres in the Oisans region, near the Verney dam!**

Here you can pedal-boat, canoe, windsurf, sail a dinghy, paddle-board, and more. Or you can simply enjoy a family picnic near the pontoons or children's play area. The inviting atmosphere of the Parc des Tilleuls, with its 200-year-old trees, is the setting for many summer events. Right next door is a very accessible skate park, a tennis court, the swimming pool, the climbing wall, and stops for the shuttle bus, which will take you up to the mountain bike trails. Hiking options leaving from Allemond include everything from flat ground, perfect for pushchairs, to trails for keen walkers!

**Lake Verney has naturally found its place in the Eau d'Olle valley, between the peaks of the Belledonne and Grandes Rousses mountains.**

Built between 1979 and 1984 by the French electric utility EDF, this artificial reservoir seems to have always been there... Its cool waters, its colour changes throughout the year, and its position at the crossroads of the valley's four villages make it a relaxing place enjoyed by all.

The Lake Verney water sports centre welcomes guests all summer long for refreshing and fun activities. With sunbathing beaches, children's play areas, and green spaces nearby, it has everything you need for a relaxing day out. The beautiful turquoise expanse of the lake is an instant eye-catcher and immediately invites you to relax... Book a sailing class for your teenagers, follow the bike path with your little ones to the "Himalayan footbridge," and let the mountain lake work its magic...



## ACCESSIBLE LEISURE ACTIVITIES AT THE FOOT OF THE MOUNTAINS!



Every day in July and August, the water sports centre is open from 11 a.m. to 7 p.m. and offers a wide range of aquatic activities: canoeing, peddle-boating, dinghy sailing, kayaking, windsurfing, or paddle-boarding. The equipment is available for hire, but you can also learn from a professional thanks to windsurfing and dinghy-sailing courses. Even if swimming is prohibited, these activities on the water or by the lake guarantee a refreshing day out!





### Oisans is a great hiking destination and Allemond is home to some natural gems!

Our favourite sites include the charming Cabane du Chateau mountain refuge, set in the middle of a clearing with rhododendrons and bilberry bushes as far as the eye can see, as well as Lake Belledonne, with its crystal-clear waters inviting you to meditate or re-energise.

Whether you're into cross-country, endurance, or downhill trekking, Allemond is the place to be for every type of trail. You have plenty of choices: from family walks on the plain, to the legendary "Mégavalanche" route (from Pic Blanc at 3,330 m to the finish in Allemond at 720 m, i.e., a 2,610-m descent).

To make the most of the Alpe d'Huez Grand Domaine mountain bike area, hop on the Eau d'Olle Express gondola to reach Oz-en-Oisans in just 8 minutes! With a pass, you can explore this exceptional area on fun, well-kept trails.

As a family, you'll love the relaxing walk to Champeau pond and Bâton waterfall, with the occasional chamois antelope sighting. From Le Rivier, a hamlet that has managed to remain a quiet, charming little place, the hikes are wild and the ibexes frolic along the 7 Laux trail.



### LES 2 ALPES GOLF COURSE

A nine-hole course at an altitude of 1,650 m, in a magical setting facing the mythical mountain La Muzelle. It's a natural course where only greens and bunkers have been added!

### ALPE D'HUEZ GOLF COURSE

It's an ideal course for beginners and for those who want to perfect their game. Open all summer, this golf course has a includes nine holes, a driving range, a pro shop, a practice area, and more.

Course: 9 holes – 670 metres, par 27  
Driving range: 25 bays, including 7 covered

### CYCLING!

Allemond is a central starting point for discovering the **six valleys of Oisans**, its wild roads, and its **legendary mountain passes**, the Glandon, the Croix de Fer, the Galibier, and more.

Oisans has many **spectacular and majestic mountain roads**. From family rides around Lake Verney to legendary climbs up Alpe d'Huez and Lautaret Pass, cycling fans can pedal to their hearts' content!





## LOCATION

The residential complex is ideally located in Allemond. The gondola lift to the Alpe d'Huez Grand Domaine ski resort is a four-minute walk (450 m) from the complex, the water sports centre a five-minute bike ride or 12-minute walk (1 km), and the shops and restaurants are a five-minute walk away. The residential complex is the ideal base for a wide range of activities in both summer and winter.



Lake

Town centre  
Shops

Sports & aquatics  
centre

Gondola lift  
Eau d'Olle Express  
Access to Alpe d'Huez Grand Domaine  
ski resort

Residential complex



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



## A YEAR-ROUND SPORTS DESTINATION!

L'Ancolie comprises 57 apartments, from one-bedroom flats to three-bedroom cabins.

This residential complex, which is "Daddy Pool"-certified, offers communal areas such as a tapas bar and a playroom for socialising with family and friends.

Other services, such as an outdoor car park with electric vehicle chargers, storage spaces, ski lockers, and bicycle storage, are available for residents.

A ski and bike hire shop is located within the complex.



Interior images intended to provide a non-contractual illustration of the atmosphere. Please refer to the text description for details.



A BLEND OF TRADITIONAL  
AND MODERN ARCHITECTURE!

L'ANCOLIE





## L'ANCOLIE OFFERS A VIEW OF THE SURROUNDING MOUNTAINS

Most apartments have a balcony, allowing you to fully enjoy the view of the Grandes Rousses and Belledonne mountains.





## MODERN APARTMENTS. ALL WELL-APPOINTED AND FURNISHED

The 57 fully furnished, fully equipped apartments at L'Ancolie have all the cosy comfort of a mountain home. Designed by our architect and interior designer, the apartments are the very image of authenticity and modernity, while also offering high-end amenities.





## COSY BEDROOMS

L'ANCOLIE

L'Ancolie's bedrooms offer a cosy ambiance with carefully chosen décor.





## A SELF-CARE GETAWAY

At L'Ancolie, residents will have access to a heated indoor swimming pool with an integrated jacuzzi area featuring high-pressure jets.

They'll also find a sauna, steam room, and Nordic bath/cold bath on the outdoor terrace for relaxation in total tranquillity.

Residents can also work out in the strength training area.



Interior images intended to provide a non-contractual illustration of the atmosphere. Please refer to the text description for details.



Examples of past creations.



# RENTAL SOLUTIONS



## DYNAMIC OPTION

Everything is proposed...  
nothing is imposed!

An investment that won't disappoint:  
**high-end amenities, premium locations,  
energy efficiency.**

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

If owners so wish,  
**Terrésens can help them with every aspect**  
of renting out their apartments during the  
high season.

Be able to use your apartment whenever  
you like, but still benefit from profitable  
seasonal rentals.

**CHOOSE OUR  
COMMERCIAL LEASE:**

**TERRÉSENS VACANCES**

- Each year, you can control your personal use.\*
- Rentals advertised via the largest tourism networks.
- Flexible rental income according to your occupancy choices.
- Reimbursement of VAT (20%) on the sum paid for your purchase\*\*.
- Owners' concierge service.



## CLASSIC OPTION

The owner wants to manage the rental  
process on their own (like an estate  
agent) without the benefit of VAT  
reimbursement.

**CHOOSE OUR  
NON-EXCLUSIVE MANAGEMENT  
OPTION:**

**VIA TERRÉSENS AND/OR  
AN ESTATE AGENCY**

- Renewable each year.
- The few weeks to be rented out can be designated at any time.



## BASIC OPTION

The option if you want to rent out your  
property yourself and only make use of  
the para-hotel services.

**CHOOSE THE PARA-HOTEL SERVICE  
AGREEMENT:**

**TERRÉSENS CONCIERGERIE**

- We'll receive renters, hand over keys, perform entry/exit inspections, clean, supply household linens, give a tour of the complex, etc.

(\*) Up to a maximum of 182 days per year and for the purchase of a furnished unit offering para-hotel services.

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



## • DESIGN AND BUILD

Our Group starts work as soon as a property opportunity is identified. Following a thorough study conducted by our development department, we carefully select our sites. This choice is key because it ensures the best investment: "location, location, location" is our motto.

We then take the following steps: property market studies, benchmarking, project design with our architects, and rental assessments conducted by our management service.

As regards actually building the residences, we act as the property developer, co-developer, and/or project owner.

## • MARKET AND ADVISE

Immoé, a subsidiary of TERRÉSENS Group, markets the properties (apartments, chalets, 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 development projects to ensure long-term, worry-free management. The team supervises, provides technical oversight, and manages all aspects of apartment rental for owners who choose to rent out their properties via Terrésens Hôtels & Résidences.



## HIGH-END PROPERTY DEVELOPMENT AND EXCEPTIONAL LAND DEVELOPMENTS

Rampa Group is a family-run business founded in 1925. It brings together around 10 subsidiaries and more than 650 people working in the water, energy, concrete, and upscale property sectors.

Founded in 1986 in Le Pouzin, in France's Ardèche department, under the impetus of Marc Rampa, Rampa Réalisations quickly established itself as a major player in the local property market, specialising in high-end property development and sustainable infrastructure.

Rampa Réalisations builds and renovates property developments with a unique quality of construction and architecture for a demanding and exclusive clientele. Each project emphasises respect for nature and biodiversity. The company also supports local authorities in redeveloping their town centres in order to enhance the outstanding assets of these towns and villages.

Present in Oisans since 2015, the company began with the town of Vaujany.

Over the years, a special relationship has developed between municipal leaders and Rampa Réalisations.

Rampa started with Les Améthystes in the Rochas district, then Le Saphir with its many shops (cinema, museum, car park, etc.), local government facilities, and housing, followed by the Edelweiss tourist residences.

In 2020, Rampa Group breathed new life into the former Hôtel l'Etendard with six high-end homes right in the centre of the village, and there's more to come.

Today, the company is helping the town of Allemond develop and upgrade its village centre.







OPERATION NAME:  
L'ANCOLIE

OPERATION ADDRESS:  
Route de Savoie - 38114 ALLEMOND, FRANCE

OPERATION TYPE:  
French Commonhold Tourist Residence

UNITS:  
57 apartments ranging from 1-bedroom flats to 3-bedroom cabins

AMENITIES:  
Concierge, storage spaces

COMMUNAL AREAS:  
Reception, playroom, car park, ski and bike room,  
laundry, ski/bike shop, swimming pool, and wellness area.

CO-DEVELOPERS:  
Rampa Réalisations  
Terrésens Group

MANAGEMENT:  
Terrésens Hôtels & Résidences

Lyon Head Office  
19 bis, Place Tolozan  
69001 Lyon, France

A FRENCH SAS COMPANY WITH  
SHARE CAPITAL OF € 4,000,000  
Lyon Business and Companies  
Register (RCS) No. 501 580 211



LYON - PARIS - LE BOURGET DU LAC - NANTES - LONDON - LISBON



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