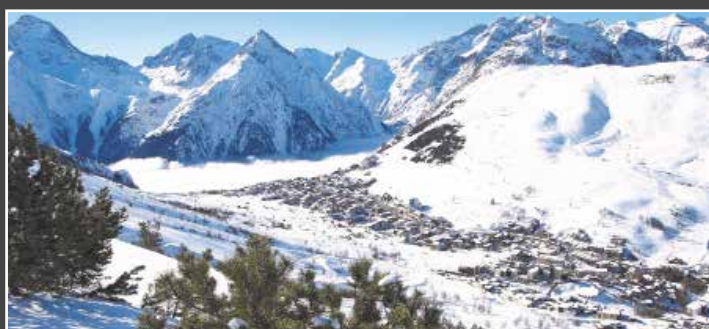




# LE CHALET du soleil

*LES 2 ALPES*



SPORTIVE SKI RESORT 1650 m - 3510 m



## L'ISÈRE,

- A strategic position in terms of communication networks: 265 km of highways, 5160 km of roads and 418 km of railways.
- A popular tourist destination: mountain, plains and hills.
- 3rd most visited department in winter.
- 21,8 million overnight tourist stays including 1.5 million overnight foreign.
- 22 winter sports resorts, 30 Nordic activities sites, 17 lakes and leisure centres, 5 trail stations, 31 via-ferrata and adventure parks, 11 golf courses ...

## GRENOBLE,

- « Capital of the Alps »
- An amazing amount of sunshine, more than cities like Toulouse, Lyon or Bordeaux.
- Located 14 kilometres from the ski resort of Chamrousse, 16 kilometres from the Sept Laux, 17 kilometres from Villard-de-Lans, 25 kilometres from the Alpe d'Huez, 35 kilometres from Les Deux Alpes and 48 Kilometres from La Grave.
- Cradle of novelty, scientific, industrial and social experiments.

## L'OISANS,

- 4 Ski domains: Alpe d'Huez (large ski area), Les 2 Alpes 3600, La Grave-LaMeije and Col d'Ornon.

## LES 2 ALPES,

- One of the largest ski areas in Europe and guaranteed natural snow thanks to the glacier culminating at an altitude of 3600 m.

## THE RESIDENCE,




- An ideal location at the foot of the slopes and for the ESF Champamé rally...
- 39 apartments from studio to 4 bedrooms.



Grenoble  
Valence  
Lyon  
A40  
sortie n°8  
«Stations de l'Oisans»



### Access

-  Motorway to Grenoble - Exit Briançon, Vizille / D1091 / D213
-  Train station TGV SNCF from Grenoble / departing from Paris Bercy: Ouibus to 2 Alpes
-  Grenoble-Isère Airport: 120 km





REMARKABLE ACCESS TO NATURAL SITES

- . 9 000 km of marked hiking trails
- . 1 national park: Les Ecrins, and 2 regional parks: le Vercors and la Chartreuse
- . 120 sensitive and protected natural areas
- . 4 mountain ranges: Belledonne, Chartreuse, Oisans and Vercors

EXPLORE A RICH HERITAGE

- . 120 museums, castles and heritage sites open to the public
- . 6 major archaeological sites, including Vienna and Charavines
- . Important religious sites such as the monastery of la Grande Chartreuse, l'abbatiale de Saint-Antoine-l'Abbaye or the sanctuary of Notre Dame de la Salette.

TASTE THE ART-DE-VIVRE ISÉROIS

- . Outdoor leisure for all tastes, in winter as in summer, in the mountains or in the cities: 22 winter sports resorts, 30 cross-country ski sites, 17 lakes and leisure centres, 5 trail stations, 31 Via-ferrata and acrobatic parks, 11 golf courses, ...
- . Nature typical of the terroir: Grenoble walnut, Chartreuse liqueur, Bleu du Vercors, Saint-Marcellin cheese, Aosta ham, Dauphiné ravioles ...
- . A renowned gastronomy: 4 Michelin star restaurants, nearly 100 Master-chefs

VIENNE



LES RAVIOLES DU DAUPHINÉ







L'Oisans is a wild and preserved territory in the heart of the Alps, a true paradise for hikers and climbers. 950 km of trails to discover, peaks, lakes or glaciers. The 24 refuges of l' Oisans are ready to welcome you, the mountain guides are available to make you discover the most beautiful trails and peaks.







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SNOW GUARANTEED AND GLACIER TO SKI AT 3600M!

- An international reputation
- The snow advantage: a glacier culminating at 3600m, snow trapping and artificial snow techniques make it possible to ski in autumn, winter and even summer.
- Skiing before everyone else: in Les 2 Alpes, skiers do not wait for the beginning of winter to put their skis on. Starting from the mid-autumn holiday break, head towards the glacier at 3600m to make the first ski tracks, to cut beautiful curves, to touch the first snows, ...
- The largest altitude range in the world: 2,300 meters of altitude difference between the glacier at 3600m and the village of Mont de Lans at 1300m, without using the ski lifts a single time.
- A blue slope descending from 3400m to 1600m: the new Jandri trail offers a comfortable resort for all levels, 10km of non-stop descent and only on blue from 3400m (glacier) to 1600m (resort of the 2 Alps).
- Labels certifying a privileged welcome to families (Family Plus) and a warm welcome of the holidaymakers (Quality Tourism)

THE NEW FEATURES

- The last phase of the blue slope: installation of snowmaking on the intermediate part of the slope (on the side of the Diable ski-lift) to ensure a ski access to the resort on good quality snow. Also, maintenance work on the slope (general aspects, water flowing run-off areas, etc.) and vegetation around the slope to preserve biodiversity and the environment, thus erasing the traces of work on the side of the mountain and get 90% of the slope area green again under two years.
- New shuttle of the 2 Alps: each customer can stop at each shuttle stop, flash a code on his/her smartphone and visualize the position of the shuttle and the waiting time instantly.
- A slope designed only for the practice of cross-country skiing.
- A Fat Bike practice area on a suitable lift.
- The Ecrins lookout at 3400m: to better contemplate the panoramic and unique 360° view from the glacier, a new lookout is installed at the top of the glacier at 3400m (peak of the Soreiller)..

THE RESORT

**Altitudes:** 1,350 m to 3,600 m: 1,950 m altitude difference  
**Location:** Massif des Écrins  
**Exposure:** East  
**Features:** the largest skiing area on glacier  
**Activities:** Winter and Summer Resort - multi activities  
**Various:** 16km for the longest trail - 60 ha of artificial snow



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## SNOW/ICE/OUTDOORS

Winter sports in the 2 Alps are also multitudes of activities on snow, on ice for the non-skiers who are eager to enjoy the great outdoors!

## WELLNESS / RELAXATION / MASSAGES / CARE / FITNESS

Holidays: the perfect time to get back in shape! Treat yourself to moments of well-being at the Spa or a body treatment, face treatment, a manicure in a beauty salon. Be tempted by a massage, a session of shiatsu or else to isolate yourself in a private well-being bubble to regain calm and serenity.

## INDOOR LEISURE

Big flakes of snow are falling outside ... warm leisure activities are ideal to spend a good day!

## MUSEUMS / VISITS

The 2 Alps in «I discover» mode, you have the choice: to visit the museums, to appreciate an exhibition, to walk in the villages, to explore the ice cave ...



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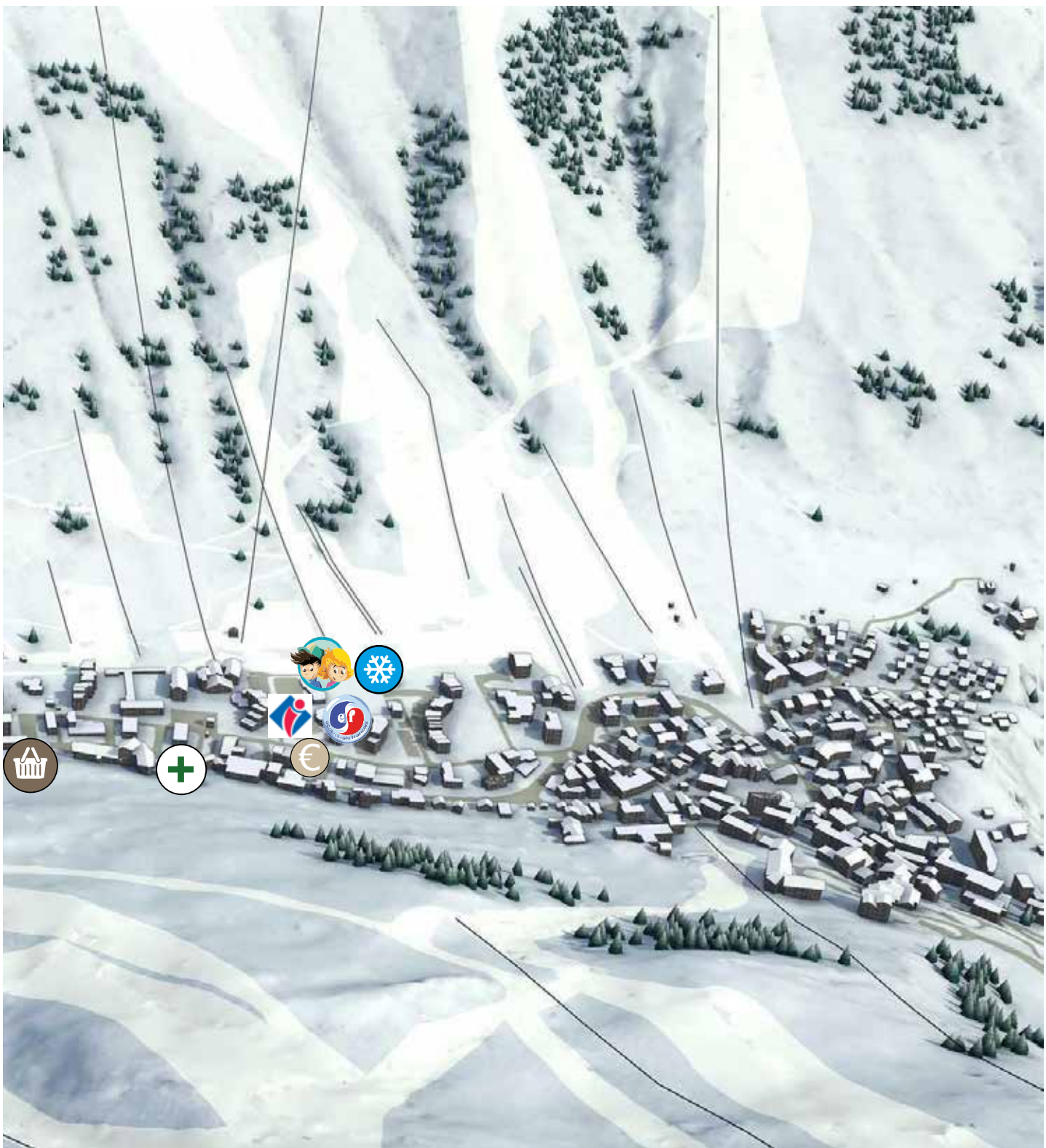
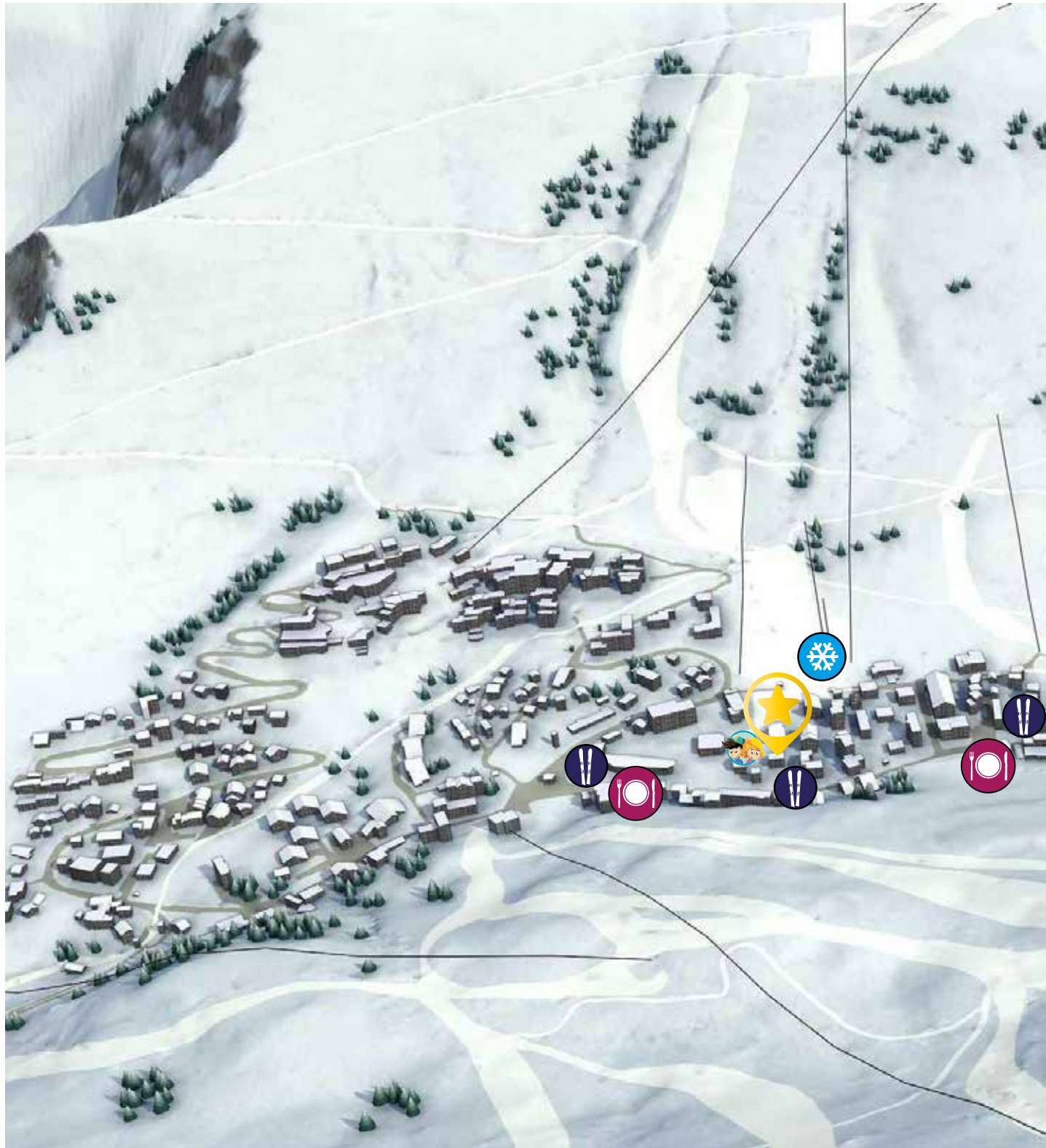


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Avenue de la Muzelle - angle chemin de la Claparelle  
Mont de Lans - Les 2 Alpes

- |  |                  |  |                 |  |            |
|--|------------------|--|-----------------|--|------------|
|  | Restaurant       |  | ESF             |  | Pharmacy   |
|  | Shops            |  | Children's park |  | Bank       |
|  | Equipment Rental |  | Tourist Office  |  | Snow front |



## THE RESIDENCE

Ideally located at the foot of the ESF (NB: French Ski-School) Champamé meeting point and in front of the House of the Mountain and the Climbing Wall of Mont de Lans, the residence « Le Chalet du Soleil » was conceived as a real haven of comfort. In winter, the residence is close to the slopes: the excitement of skiing is within reach. In summer, the residence is only a few minutes away from many sporty and leisure activities.

Much more than a residence, « Le Chalet du Soleil » invites you to enjoy the sweetness of living in the mountains in the heart of a warm and contemporary ambiance. It has 39 apartments, ranging from the studio to 4 bedrooms.

With their spacious, bright and functional interiors, the apartments offer interior services respecting a mountain and immaculate atmosphere: equipped kitchens and bathrooms, plenty of storage space. The living areas open onto the balconies or the terraces. « Le chalet du Soleil » in its interior decoration, reflects the desire of mixing modernity and tradition. In order to guarantee optimal comfort, all the materials have been carefully chosen by professionals with acknowledged know-how.

Delivery date of this residence is expected on the 4th quarter of 2019.



A UNIQUE PLACE !  
Ski-in, ski-out







LET YOURSELF BE TEMPTED  
BY AN OUTSTANDING HOME !







IN EACH APARTMENT :

- ▶ Wooden floors (living rooms and bedrooms)
- ▶ Porcelain stoneware tiles in water room and toilet of 45 \* 45 to 50 \* 50  
Ceramic tiles 10 \* 60 to 30 \* 60 in bathrooms and shower rooms
- ▶ Ski storage room
- ▶ Wooden wall panels in the living room and stone pillar, and wooden wall panels in the master bedroom
- ▶ Terraces in conditioned pine, or concrete slab on supports and / or balcony larch
- ▶ Bathroom and shower room fully equipped (vanity unit with mirror, bathtub or shower, electric shower and heated towel rail)
- ▶ Equipped kitchen with storage cupboards and stone worktop with stainless steel tank, oven, 3 burner induction hob, microwave, fridge installed (washing machine optional)



«The representation of the outside layout and indoor layout is indicative only, please refer to the description notice. Drawings provide an artistic view and are non-contractual.»



PLAN  
3 BEDROOMS





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Two complementary real estate actors have joined their forces to build the residence « Le Chalet du Soleil »:

- **The La Pacaudière group**, has a solid financial basis, historical banking partners, legal and financial skills which all represent a guarantee for future purchasers.
- **The Terresens group**, specializes in mountain leisure accommodation, has a recognized know-how to ensure real estate development, marketing and management of upscale residences.



## LA PACAUDIÈRE GROUP

Patrimonial holding of € 352.9m in equity owned by Mr. Eric KLEBOTH and his family, regrouping 12 companies directly or indirectly involved in various fields such as:

- Distribution: the group has expanded with the birth of the brand BABOU, leader in distribution and discount. The latter counts 92 stores in France.
- Real estate in a wide range of activities: the management of several real estate companies, the holding of prestigious properties in Paris, the private management of financial assets on behalf of third parties through its subsidiary TAURUS GESTION PRIVEE, which is entitled to an authorization from the Autorité des Marchés Financiers.
- Insurance brokerage
- The Private Equity business on its own account.
- The ownership and management of farm and forest land spread all over France.

Since the beginning of 2016, the LA PACAUDIÈRE group has begun a new expansion of its activities in the field of real estate. This strategy is oriented in several areas:

- The activities of real estate mainly in Paris, Lyon and major cities.
- Real estate development, either independently or with partners in housing, offices or shops.
- Real estate investment in specific operations: multidisciplinary healthcare homes, retirement homes ...
- Stakeholding in leisure property operations in the mountains and by the sea, including Portugal.
- Long-term investment in so-called «portfolio investment» goods.
- The development, in partnership with major national actors, of photovoltaic solar projects on land that is owned by the group.

## A 360 ° EXPERTISE IN LEISURE REAL ESTATE!

Since 2008, the TERRÉSENS GROUP has specialized and is structured internally to intervene at all stages of leisure real estate. This overarching expertise allows us to have a global real estate vision, essential for the relevant selection of high-quality real estate with a lasting time-span in terms of value and rental management.

### • DESIGN AND CONSTRUCTION

Our Group is involved in land hunt. After a study carried out by our development department, we rigorously select the locations. This choice is crucial because it is a guarantee of the best investment: «Location, location and still location» this is our motto.

We then validate the following stages: the market study for the product, the benchmark but also the design of the project with architects, our estate management department and the personnel of the future residence operator.

As far as the residence construction is concerned, we are involved as developer/co-developer, or also as delegate project manager.

### • MARKETING AND ADVISE

Immoé, a subsidiary of the TERRÉSENS group, sells real estate (apartments, chalets, villas ...). We operate with our own network of consultants in France and worldwide.

### • MANAGE AND OPERATE

Our management team independently studies, selects and validates future real estate programs in order to guarantee a lasting and worry-free management. During the operation phase, our on-site teams ensure the proper functioning and occupation rate of residences, as well as the maintenance and technical monitoring of the apartments and the shared areas.

## OUR ACHIEVEMENTS / PARTICIPATIONS:

### - LE DIAMANT DES NEIGES / PLAGNE 1800 :

Co-ownerships of Residences for Tourism (CRT)

14 lodgings

Involvement of Terresens group: co-developer, marketer and manager

### - LES FERMES DU MONT-BLANC / COMBLOUX :

Co-ownerships of Residences for Tourism (CRT)

60 lodgings

Involvement of Terresens group: APM (Assistant Project Manager), marketer and manager

### - LE HAMEAU DE BARTHÉLÉMY / LA ROSIÈRE :

Co-ownerships of Residences for Tourism

20 housing

Intervention of Terresens group: developer, marketer and manager







2 WAYS FOR BUYING

🔑 FORMULA 1:

Purchase as a holiday home

🔑 FORMULA 2:

Purchase as a holiday home with a seasonal rental

LET US TAKE CARE OF YOUR SEASONAL RENTAL MANAGEMENT OF YOUR PROPERTY AND RECOVER VAT (20%) ON YOUR PURCHASE!

There is a genuine **underlying tendency** today concerning the rental of holiday homes: More than 30% of the owners of holiday homes are already relying on seasonal rentals. An additional income to cover the annual expenses (maintenance, energy, co-ownership, tax, and if necessary the monthly payments of the mortgage).

Fully aware of this fact, the TERRESENS GROUP has developed a rental solution that is both flexible and profitable for owners of holiday homes: **Co-ownerships of Residences for Tourism (CRT)**. The CRT is aimed at owners wishing to **fully benefit from their holiday home**, while keeping the possibility of making it profitable by renting it at their convenience.

THE PRINCIPLE OF FORMULA N°2: CO-OWNERSHIPS OF RESIDENCES FOR TOURISM

The investor acquires in full ownership, before a notary of a new real estate. At the same time, he signs a commercial lease with the management company My Second Home, a commercial brand of Terresens Vacances specializing in tourist accommodation, as well as a contract for concierge services allowing the implementation of personalized accounting, logistics and rental assistance.

THREE ADVANTAGES:

1. The owner maintains the freedom to occupy his holiday home when he wishes, for up to 6 months a year\*.
2. He can also choose at any time to favor his rental return by minimizing the personal use of his residence. The Estate Manager is compelled contractually to pay the owner a part of the turnover resulting from the seasonal rental of the property.
3. He benefits from the recuperation of VAT (20%)\*\* on the purchase of his real estate and new furniture.

PURCHASE PROFILE:

This type of purchase is aimed at owners seeking great flexibility of occupation and simplicity in renting out the property. Generally, the decision to rent out originates from the willingness to self-finance the shared costs of the co-ownership and energy bills.

Tax optimization:  
These owners obtain a VAT recuperation (20%)\*\* on the purchase of their real estate and new furniture.

\* It is specified that the owner occupation done must be declared annually as a natural rent valued for tax at 75% of the public rate.  
\*\* Recovery of VAT : Art.261D4e/ Art2711etArt2711V du CGI : recovery of VAT acquired by 20th as part of the acquisition of furnished accommodation in services residence



For a hassle-free dream holiday, the card gives you access to various concierge services for you and all of your family \*

For all your personal requests your concierge is at your disposal.

\* Card purchase is compulsory as part of the signing of a commercial lease with My Second Home

Find your owner's space on [www.terresens-msh.com](http://www.terresens-msh.com) MSH, trademark of Terresens Vacances



Unique and personalized point of contact



Setting up your personal belongings



Home hairdressing



Home Chef



Ski pass purchase



Medical assistance



Restaurant booking



baby sitter



Ski with a champion skier



Dry-cleaning



Airport transfer & taxi bookings



Helicopter booking, heliskiing





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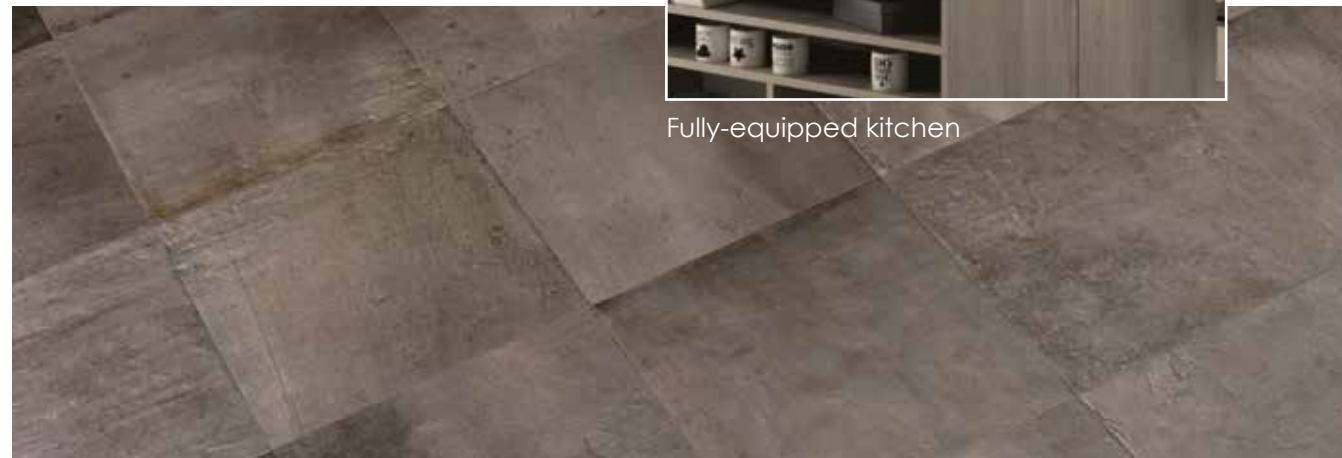




Wooden floor



Fully-equipped kitchen



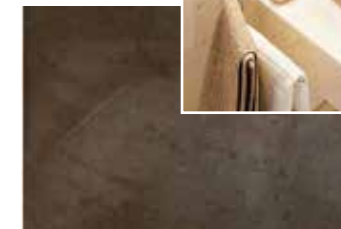
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Panel Wood and white plaster



Wall mounted toilet



Tiles



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**NAME OF THE OPERATION :**

Le Chalet du Soleil

**ADDRESS :**

Avenue de la Muzelle – Mont de Lans  
Les 2 Alpes

**OPERATION TYPE :**

Residential co-ownership

**ACCOMMODATION :**

39 apartments from studio to 4 bedrooms

**PURCHASE :**

In main residence or in secondary  
residence (with or without seasonal  
rental)

**MANAGER (OPTIONAL) :**

My Second Home by Terresens Vacances

**CO-DEVELOPERS :**

Terrésens Groupe - la Pacaudière Groupe



Find out more on [www.terresens.com](http://www.terresens.com)

Find out more about our rental offers on [www.mysecondhome.com](http://www.mysecondhome.com)

Join our group on social networks



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