

LE PRÉ

d'Anne-Chloé

SAMOËNS





LA HAUTE SAVOIE

A top tourist department in France

2 famous lakes in Europe
Annecy and Léman Lakes

4 Mountain chains
Mont-Blanc, Aravis, Portes du Soleil, Grand Massif

50 winter sports resorts

1st « summer » mountain destination

GRAND MASSIF

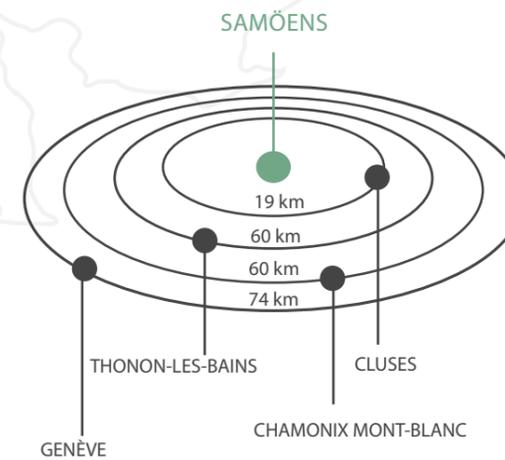
5 Ski resorts, 148 km of slopes, snow guaranteed

SAMOËNS

Village resort in the heart of the Grand Massif

YOUR RESIDENCE

24 lodgings ranging from 1 to 5 bedrooms triplex:
- 18 apartments (1 to 3 bedrooms)
- 6 half-chalets (4 to 5 bedrooms)



Motorway A40. Exit 18 (Cluses-Scionzier). Towards Samoëns



SNCF Cluses Train station (20 km)
SNCF Geneva Train station (50 km) or Bellegarde Train station (70 km): direct TGV high-speed lines from major cities on weekends



Geneva Airport: 72 km
Buses, taxis or other private carriers will take you to Samoëns.



A HAUTE SAVOIE (74),

With a variety of remarkable sites, Haute-Savoie is gifted with an extraordinary natural heritage. Highest peak in Europe, the majestic Mont-Blanc mountain chain is the paradise for all lovers of mountaineering, skiing and breath-taking landscapes.

The vast ski areas, the famous winter sports resorts, the natural reserves, but also the renowned spas, the lakes, suitable for water activities, the beautiful city of Annecy, nicknamed the Venice of the Alps or the delicious Savoyard specialties, are countless advantages that make the Haute-Savoie a privileged destination.



ADVANTAGE 1 :

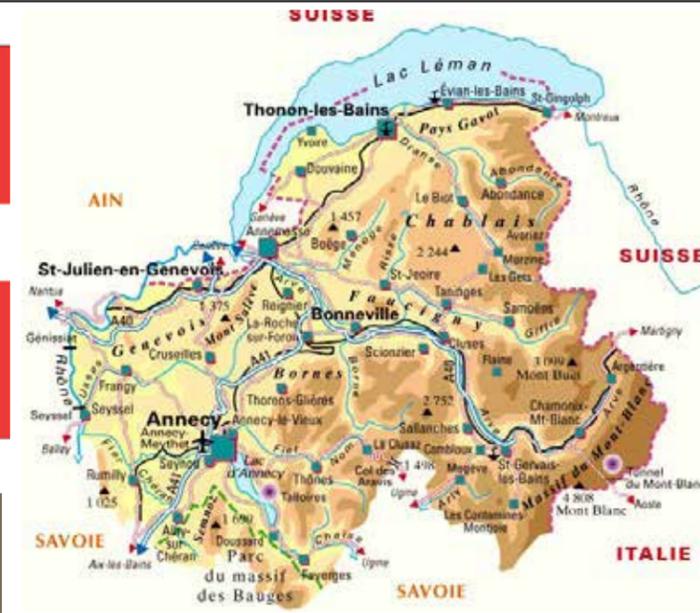
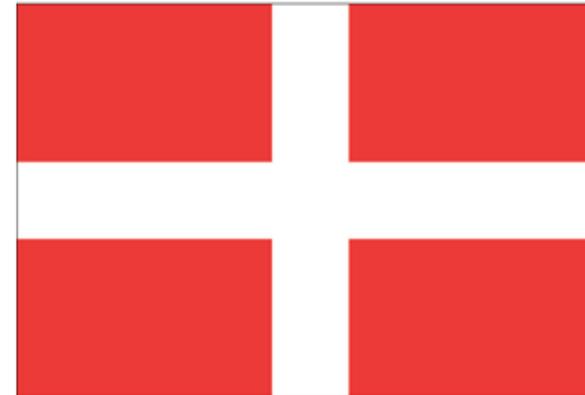
An active and touristic department, winter and summer alike.

ADVANTAGE 2 :

A playground where nature is queen and made for leisure because of its position between lakes and mountains.

ADVANTAGE 3 :

A highly cultural place with an important religious, historical and industrial heritage.



ANNECY

Prefecture and capital-city of Haute-Savoie, the city of Annecy is the leading destination of tourism for sport-addicts and nature lovers. Annecy, also called the Venice of the Alps, between lake and mountain, is a perfect place for holidays, summer and winter alike.



CHAMONIX

The city of Chamonix, perched at more than 1000 meters of altitude, offers many places to visit with many glaciers and mountains in the 4 corners of the city. It has the unequalled charm of a mountain city at the foot of Mont Blanc with all facilities for skiing and mountain sports. It is also the elder sister of Sochi since it hosted the first Olympic Winter Games in 1924. Since then, it has consistently attracted skiers and mountaineers from all over the world.



MEGEVE

Internationally famous ski resort, the city of Megève is at the border with Savoy. Nestled in the heart of the Pays du Mont Blanc in an exceptional setting, gifted with a history and an extraordinary heritage, Megève cultivates the charm of a true village, blossoming around its medieval main square, with its old quarters with narrow alleys, its fresh squares filled with water and ancient laundry fountains: the markers of a mountain architecture that has respected its history.



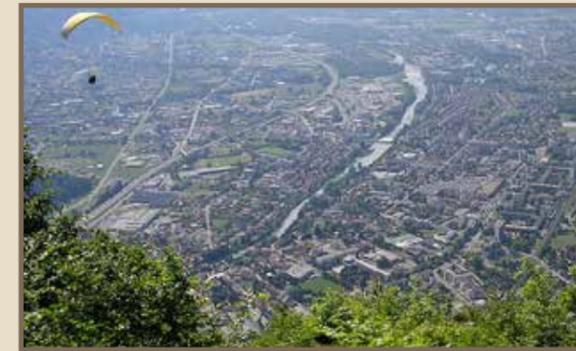
THONON LES BAINS

Second city of Haute-Savoie after Annecy, Thonon-les-bains is the capital of the Savoyard part of Chablais, and only a few steps from the Swiss border and the canton of Valais. It is a thermal city and a source of mineral water, and an ideal destination in summer, when the lake provides beautiful walks and refreshing swims.



ANNEMASSE

Close to Switzerland, the city of Annemasse is the doorway to the valley of the Arve. Annemasse is the centre of the second urban agglomeration of Haute-Savoie. It is composed of twelve communes and borders with Geneva. It occupies a privileged geographical position at the outlet of the Alpine valleys of the Haute-Savoie of the North and in the heart of the Lake Geneva basin.



CLUSES

Resting on the river Arve, the town of Cluses is the centre of the valley of the Arve. Halfway between Annemasse and Chamonix, the town of Cluses is considered the capital of the Faucigny region and also the French capital of the metal turning industry.



Le Grand Massif was rewarded for its commitment to the environment

The Grand Massif has become the world's first Green Globe certified skiing area for all of its ski lifts, slopes and associated services. Along with 450 international companies in the tourism sector, Grand Massif Skiable area has chosen the Green Globe certification, in line with its values, which emphasizes the notion of sustainable development.





SKI DOMAIN

Altitude range:
700 m / 2500 m

Ski slopes:
149 slopes / 265 km

Ski lifts:
69 lifts

Day Ski Pass max:
46.50 €

Opening:
Mid December
Closing:
End of April

CROSS-COUNTRY SKI DOMAIN

Altitude range:
1270 / 1450 m

Ski slopes:
6 slopes / 35 km

Day Ski Pass max:
8.00 €

Opening:
Mid-December
Closing:
Mid-May



SAMOËNS, the resort classified in the historic heritage



Enjoy thrills in an area mostly classified as a nature reserve, a perfect balance between the typical village life and the «open skiing» in an environment still wild, 1 hour from Geneva and 2 hours 30 minutes from Lyon.

Samoëns
Votre capital bien vivre





Altitude : 710 m
Linked to: Le Grand Massif
Altitude range: 700 m / 2500 m

The name «Samoëns» dates back to the year 1167. It derives from a medieval expression which means «the seven mountains» which surrounded the village: Cuidex, Vigny, Folly, Oddaz, Bostan, Chardonniere, Freterolles, La Vullie. That is why its inhabitants are called the Septimontains and the Septimontaines (NB: Sevenmountainers).

At the edge of the Giffre River, on the rim of a wide glacier valley, the village is squeezed around a large linden tree, a living testimony of the history of the town. Planted in 1438, still in shape, the trunk of the « Gros Tilleul» reaches a circumference of 9.5 m!

A semi-pedestrian village with many shops opened year-round, originally home of stone carvers, Samoëns possesses an architectural and artistic heritage of great variety. Here, there is nothing flashy in the construction. The art of carving stone is mainly expressed in «the quality of the craftwork and in the care in masonry, superior to what can be found in other regions». The stone of the Giffre, worked with finesse, expresses itself with elegance and discretion.



Advantage 1 : One of the biggest skiing areas

Advantage 2 : A village resort

Advantage 3 : An authentic and preserved architecture

Advantage 4 : Various activities in summer and winter a like



The Samoëns Leisure area is built around its two lakes called «Lacs aux Dames».

Activities : Fishing in the first lake area.

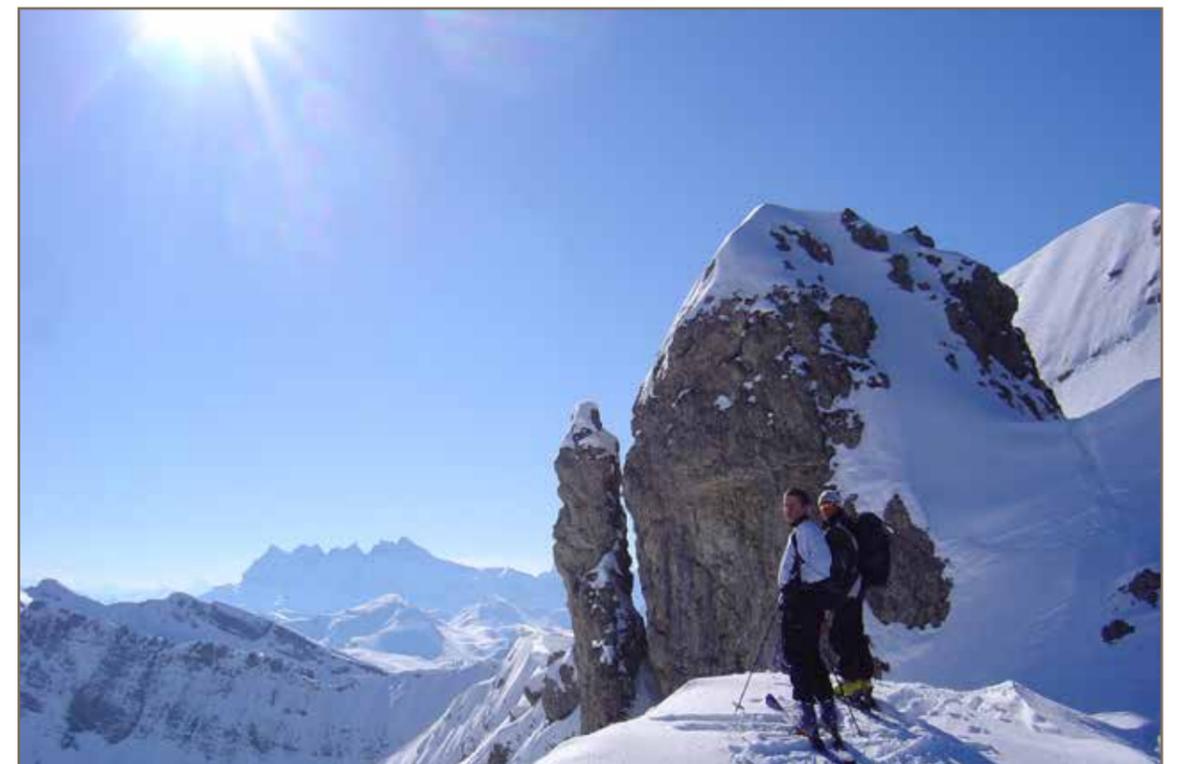
Golf practice in July and August in the second lake area.

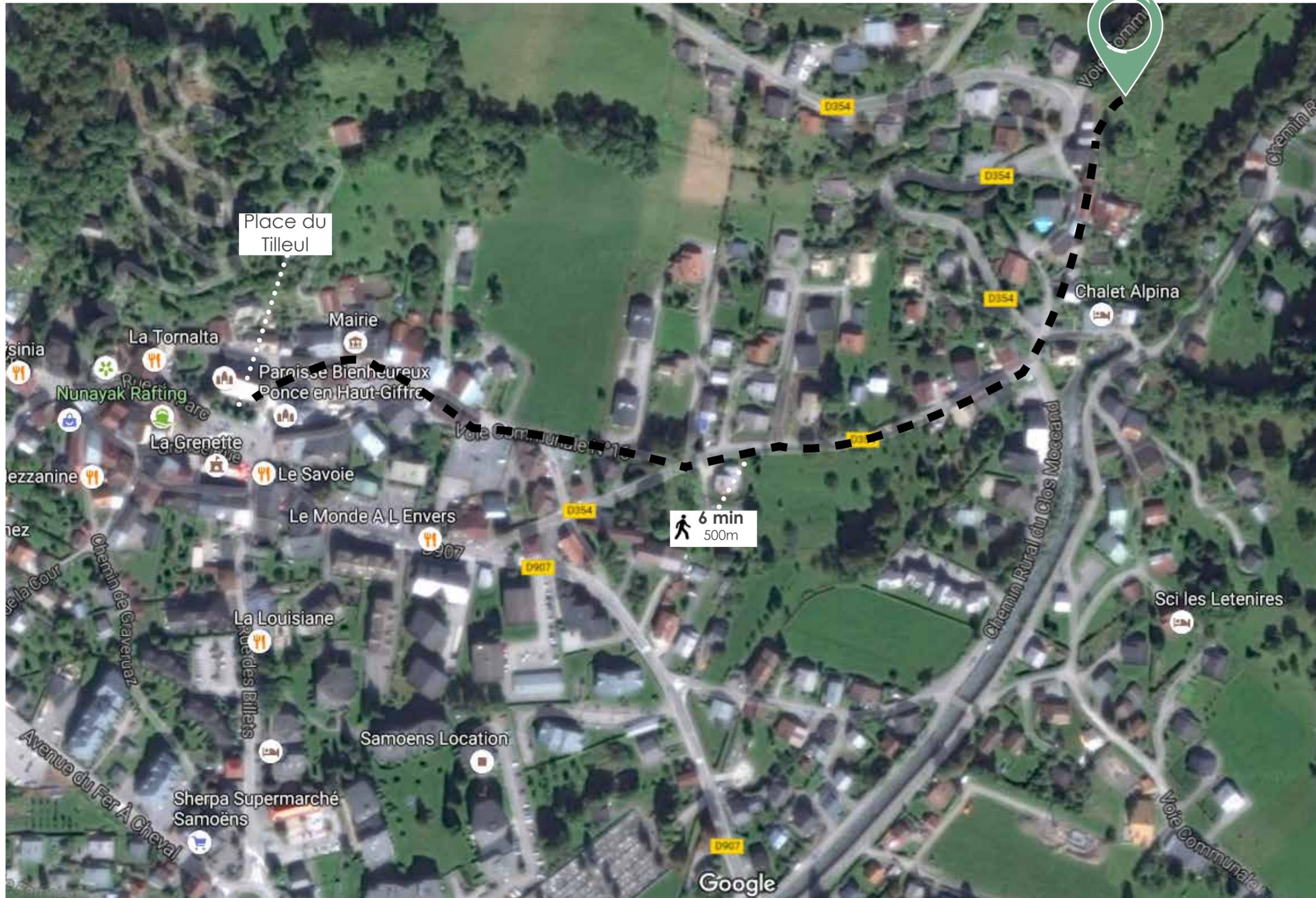
In July and August, the lake offers a leisure area with playground, picnic areas, archery, tennis, swimming pool, football, skate ramp, trampoline, adventure park of 3.5 hectares and paintball.

5 minutes from the centre.



The village resort of Samoëns offers a wide range of activities all year round. You can enjoy a mountain bike ride or a rafting trip in summer, and experience ice climbing or a dog sled ride in the winter. One thing is certain: there is something to suit everyone's taste !





The residence is located in the calm Moulines neighbourhood in the ski resort of Samoëns.

With a little stream bordering its grounds, this small residence is composed of 24 apartments and is ideal to make the most out of your holiday with either your family or friends, winter and summer alike.

- COURSE OF THE RESIDENCE TO THE VILLAGE CENTER:**
- ON FOOT : 6 MNS FLAT
 - BY CAR : LESS THAN 2 MNS



The representation of the outside layout and indoor layout is indicative only, please refer to the description notice. Drawings provide an artistic view

The residence « Le Pré d'Anne-Chloé » is divided into 3 chalets; it consists in 18 apartments ranging from 1 to 3 bedrooms and 6 three-floor townhouse type chalets, ranging from 4 to 5 bedrooms.

Equipped with very nice amenities and finishes, the residence will bring you all the necessary comfort. The living room features wall panels which are an imitation of dry stone around one angle of the room and panels which have an aged wood effect on the main wall. All the lodgings have one or two parking spaces (depending on their size).

Each apartment has a terrace or a balcony.
Ski lockers and cellars are available of the owners.



Drawings provide an artistic view and are non-contractual. Please refer to the description notice.

THE RESIDENCE

«A residence with high-end quality service»





LIVING ROOM SPIRIT



The living rooms have a partial cladding in imitation dry stone wall cladding on a corner of the wall and a partial cladding in old wood effect panel on a wall section.



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BEDROOM SPIRIT



BATHROOM SPIRIT



« Drawings provide an artistic view and are non-contractual, please refer to the description notice. »



2-bedroom cabin



"Drawings provide an artistic view and are non-contractual. Please refer to the description notice".

Many amenities for your comfort:

- Tiles in rooms with potential moisture (bathroom, kitchen)
- Flooring in oak or beech wood
- Visible roofing framework on the ceilings of the upper floors
- Electric rolling shutters in all rooms
- Numerous closets (with wooden doors)
- Fully equipped bathroom
- Furnished and equipped kitchen: induction cooking hob, dishwasher, oven, extractor hood, refrigerator.





The REGENCY group headed by Mr. Christian FICHARD, is a family company based in Lyon of real estate promotion with three existing and complementary entities.

Its parent company REGENCY - PARTICIPATION & INVESTMENT manages :
 - REGENCY - REAL ESTATE COMPANY, a structure specialized in the real estate promotion, the subdivision and the property trader,
 - and REGENCY - REAL ESTATE BUSINESS subsidiary dedicated to commercial, tertiary and business real estate.

The REGENCY group, highly active in the Lyon Metropolis and the Rhône-Alpes region, has been developing quality housing operations for more than 40 years, either alone or in co-promotion.

Its strategy is developed around five axes :

- > New collective residential real estate or heavy renovation: apartment residences, grouping of houses, mixed programs combining social sector and generational mix.
- > The subdivision « free manufacturer » mainly located in the region of Lyon.
- > The construction of student residences in sectors of high academic attractiveness.
- > The construction of tourist and secondary residences in tourist areas (Haute-Savoie, Alpilles, Ardèche, Perigord, Mediterranean coast).
- > The construction of operations exclusively for the tertiary sector: offices and warehouses in the region of Lyon.

Each program is articulated with the participation of a team of competent partners : specialist in architecture, engineering, construction and investment.

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.

REGENCY ACHIEVEMENTS :



LE SAINT-GEORGES
Lyon 5^{ème}
56 new collective lodgings



CHÂTEAU DU GRAND PERRON
Pierre-Bénite
52 lodgings in student residence



FÉLICITY
Villeurbanne
26 new collective lodgings

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 lodgings
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 **favour 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.

*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

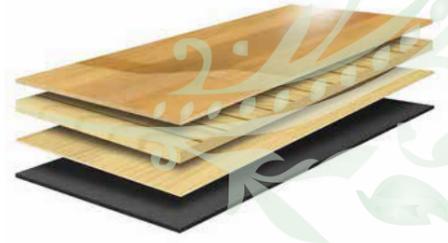
Find your owner's space on www.terresens-msh.com MSH, trademark of Terresens Vacances



 Unique and personalized point of contact	 Setting up your personal belongings	 Home hairdressing service
 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



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



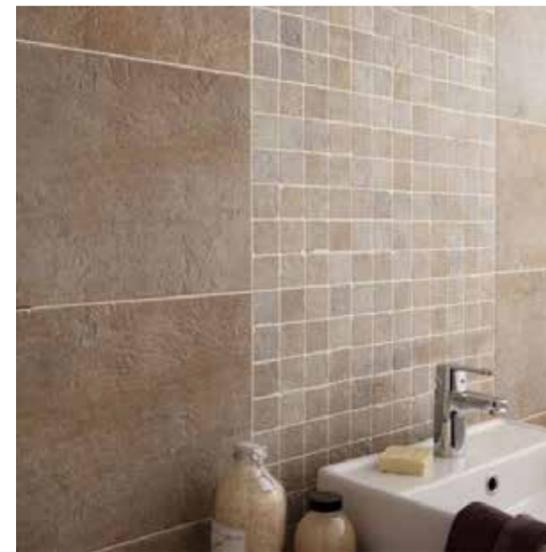
Wooden floor



Panel Wood and white plaster



Tiling assortment size



Wall mounted toilet



Fully-equipped kitchen



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Name of the operation :
Le Pré d'Anne-Chloé

Address of the operation :
Lieu-dit «Les Moulins»
74 340 SAMOENS

Type of operation :
Residential co-ownership

Accommodation :
24 lodgings ranging from 1 to 5 bedrooms triplex

Notary :
Mme PERNAT
74 301 CLUSES

Estate Manager (optional):
My Second Home by Terrésens

Developer :
Regency - Real Estate Company

Discover us on www.terresens.com

Discover our rental properties on www.terresens-msh.com

JOIN OUR GROUP :



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