



TERRÉSENS
PROPRIÉTÉS

www.terresens.com

THE ISÈRE DEPARTMENT

- ▶ A strategic location in terms of communication networks: 265km of motorway, 5,160km of roads and 418km of railway lines.
- ▶ A popular tourist destination offering mountains, plains and hills.
- ▶ Third most-visited French department in winter with
- ▶ 21.8 million overnight stays, including 1.5 million for international tourists.
- ▶ 22 winter sports resorts, 30 Nordic activity areas, 17 lakes and water sports centres, 5 trail stations, 31 via-ferratas and adventure parks, 11 golf courses...

GRENOBLE

- ▶ "The capital of the Alps".
- ▶ Excellent sunshine rate, far greater than cities like Toulouse, Lyon or Bordeaux.
- ▶ Located 14km from the Chamrousse ski area; 16km from the Sept Laux, 17km from Villard-de-Lans, 25km from Alpe d'Huez, 35km from Deux Alpes and 48km from La Grave.
- ▶ The cradle of innovation and of scientific, industrial and social research.

L'OISANS

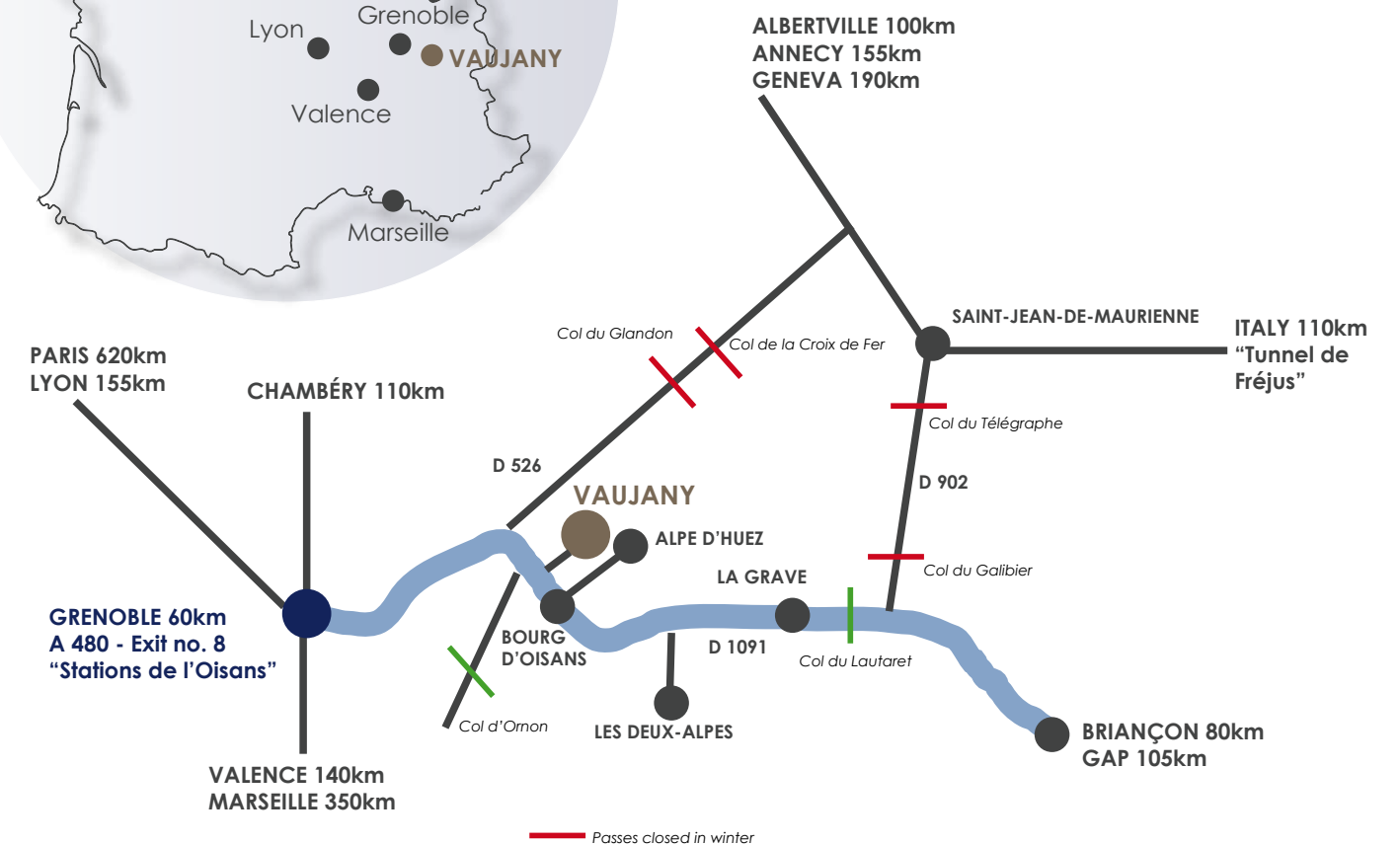
- ▶ 4 ski resorts: Alpe d'Huez Grand Domaine Ski, Les 2 Alpes 3600, La Grave-La Meije and Col d'Ornon

VAUJANY




- ▶ Vaujany enjoys a prime location, located within the Alpe d'Huez Grand Domaine Ski and on the outskirts of the Ecrins National Park.

THE RESIDENCE

- ▶ A ski resort offering a panoramic view over the mountain tops and the Cascade de la Fare waterfall.
- ▶ 46 apartments, in 5 chalets from studio to 2 bedrooms duplex.



HOW TO GET THERE

-  From Grenoble: A 480 - Exit No. 8 - RD1091 Bourg d'Oisans - then D526 Vaujany
-  Grenoble train station TGV SNCF - connections with coaches and buses
-  Grenoble-Isère airport: 55km

A GATEWAY TO OUTSTANDING NATURAL SITES

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

EXPLORING A RICH HERITAGE

- . 120 museums, chateaux and heritage sites accessible to the public.
- . 6 major archaeological sites, including Vienne and Charavines.
- . Iconic religious sites such as the Grande Chartreuse monastery, the abbatial church of Saint-Antoine-l'Abbaye or the sanctuary of Notre Dame de la Salette.

TASTE THE ISÈRE WAY OF LIFE

- . Outdoor activities for all tastes, both in winter and in summer, in the mountains or the plains: 22 winter sports resorts, 30 Nordic activity areas, 17 lakes and water sports centres, 5 trail stations, 31 via-ferratas and adventure parks, 11 golf courses...
- . Regional delicacies: Grenoble walnuts, Chartreuse liqueur, Bleu du Vercors and Saint-Marcellin cheese, Aoste cured ham, the famous Dauphiné ravioles, etc.
- . Renowned cuisine 4 Michelin-starred restaurants, nearly 100 "Maîtres Restaurateurs".

VIENNE



DAUPHINÉ RAVIOLES



THE MOUNTAINS OF THE MASSIF DES ÉCRINS



VERCORS

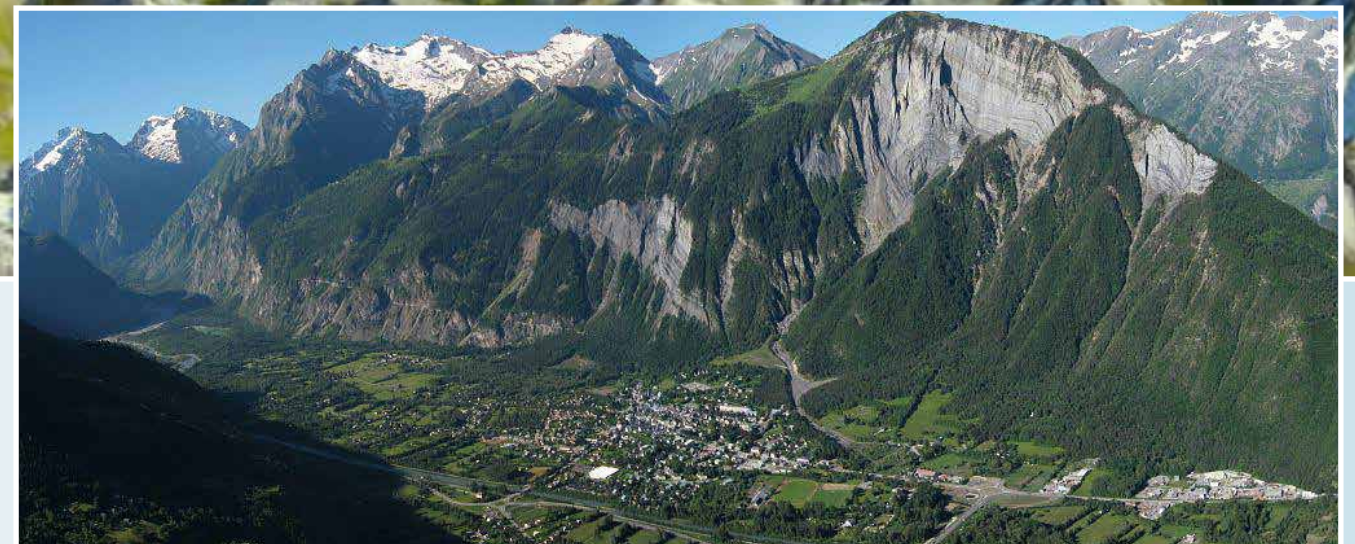


GRENOBLE





Oisans is a wild and unspoiled mountain territory in the heart of the Alps. With 950km of trails, peaks, lakes and glaciers to discover, it is a paradise for hikers and climbers. The 24 mountain refuges of Oisans are ready to welcome you and mountain guides are there to help you discover the most beautiful trails and summits.





VAUJANY

An authentic and modern village resort !



© Laurent Salino

AUTHENTIC AND MODERN

Vaujany is a mountain village, located at 1,250m on a sunny plateau, facing the Massif des Grandes Rousses. Vaujany enjoys a prime location, located 50km from Grenoble, in the heart of the Oisans, on the outskirts of the Ecrins National Park and within the Alpe d'Huez Grand Domaine.

The Vaujany region stretches over 7,500 hectares. From the lowest point (the hamlet of Verney, 790m) to the highest point (Pic de l'Etendard, 3,468m), passing through the village at 1,250m altitude, there is a difference in altitude of 2,678m, which explains the great diversity of its landscapes.

The name Vaujany, which comes from the Latin "Via Janus", meaning the "road to the door", clearly evokes the idea that this is a place of passage. It was, in fact, the "gateway" to the region of Savoie, which was independent until 1860. Vaujany is located at the foot of the Col du Sabot which connects Isère and Savoie, a highly strategic location.

This authentic village has a soul, the heritage of its rich history, and is not just another resort built out of thin air.

Vaujany is one of the 8 towns of the Alpe d'Huez Grand Domaine Ski and Grand Domaine VTT, and has now become a privileged gateway to what this region has to offer: 250km of ski slopes / mountain bike trails and 90km of marked hiking trails.

The Domaine rises from 1,250 to 3,330m. In just a few minutes by cable car, holidaymakers can take in the magnificent views not just of the Pic Blanc, which rises 3,330m above sea level, but also of the Mont Blanc, the Grand Paradis, la Meije, les Ecrins.

DISCOVER VAUJANY:

Winter: <https://www.youtube.com/watch?v=c1xNhfXSB7o>

Summer: <https://www.youtube.com/watch?v=sUVSjPvKs8Q>

VAUJANY: CHARMING VILLAGE AND GRAND DOMAINE

Vaujany has built superb infrastructures, worthy of the biggest resorts (sports centre, ice rink, many shops, pedestrian areas with escalators and state-of-the-art inclined lifts, free covered parking, free shuttles...) and offers wonderful possibilities for family holidays thanks to a wide array of activities and events organised by the resort.

In terms of cultural activities, the village has: 3 museums, a library, a seasonal cinema. All year round, the village hosts local events (concerts, shows, etc.) and national events (the Long Night of Museums, European Heritage Days, etc.).



CHILDREN / FAMILY

VAUJANY, A FAMILY RESORT

Vaujany is particularly proud of its image as a family-friendly destination. The resort pulled out all the stops to obtain the "Famille Plus Montagne" label, which it has held proudly since 2009.

In summer, Vaujany is an ideal resort for families and children: it offers a nursery for children from 6 months to 3 years old, a kid and teen club for children aged 3 to 16, safe playgrounds and special entertainment events for families every week...



GREAT DEALS
FIND EVERYTHING
YOU NEED!



Free covered car park



Escalators: connecting the top and bottom of the village



Free WiFi



Laundrettes



Everything for babies: pram and baby carrier loan service.



ATM



FOCUS ON AN AMBITIOUS, DYNAMIC AND FULLY MASTERED DEVELOPMENT PROGRAMME

A significant investment programme was voted by Vaujany city council. From 2016 to 2020, €32.5M will be invested in order to offer greater comfort to skiers and tourists, but also to improve both the transport infrastructure and the accommodation capacity of the resort.

- A predominant share of this budget (€20M) is dedicated to the ski area: construction and remodelling of the slopes, modernisation of the ski lifts and refurbishment of the cable car station. It should be noted that the creation of the "piste des outres" ski run will connect the "La Vaujaniate" run to the Enversin d'Oz, enabling skiers to ski right back to Vaujany.

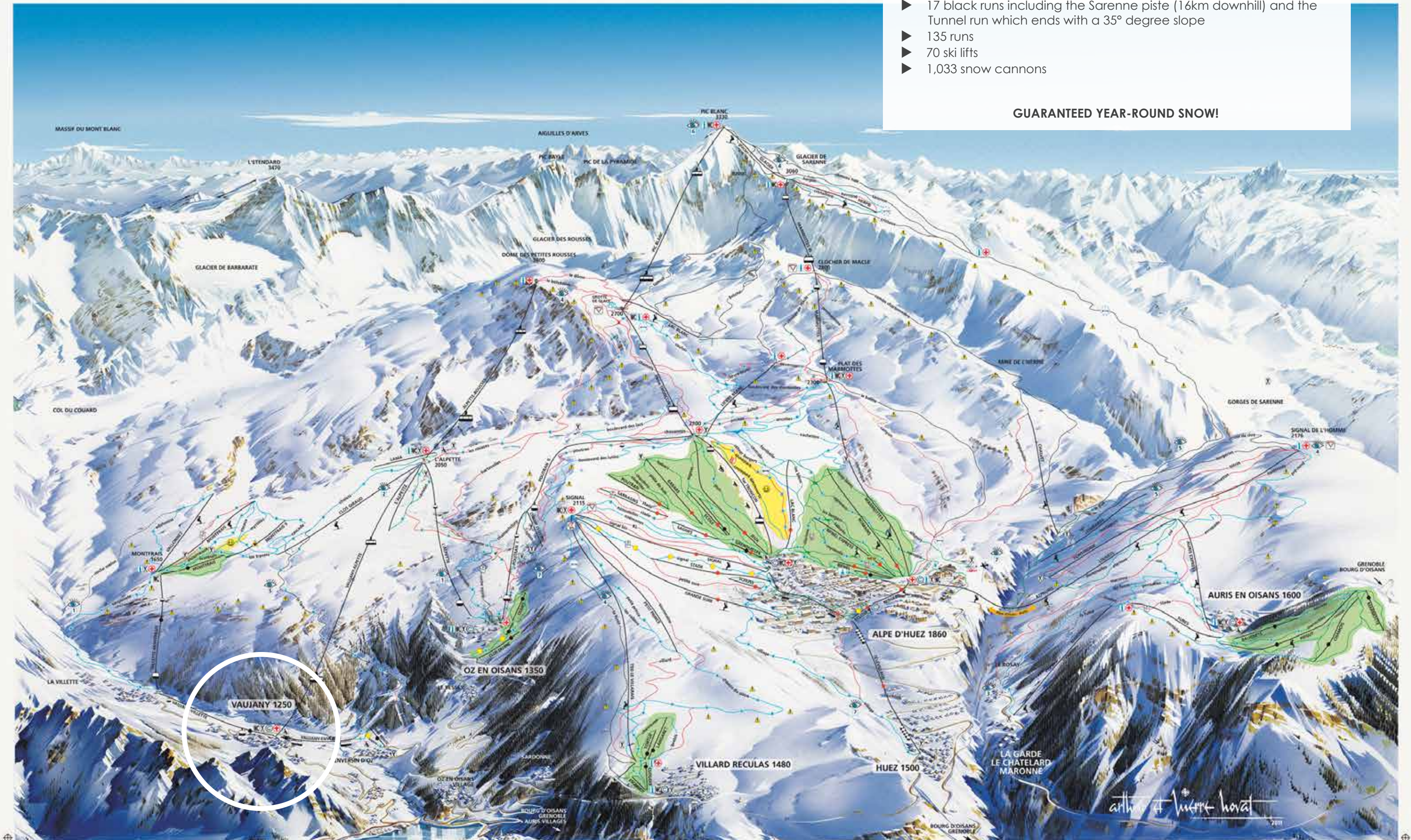
- Development of recreational areas: development of the Sabot greenway, construction of a summer toboggan run and a golf driving range in the recreational area of Le Collet.

- Urban development: new car parks, disabled access compliant with French ERP standards.

This investment plan is partly driven by financial benefits from the EDF subsidies (2 hydroelectric dams in the municipality): the Grand'Maison Dam and the Verney Dam give Vaujany an annual income of just over €3M.

- ▶ 5 ski areas and 2 connected villages
- ▶ 250km of downhill ski runs
- ▶ 50km of cross-country ski trails
- ▶ 2,200m of vertical drop
- ▶ 17 black runs including the Sarenne piste (16km downhill) and the Tunnel run which ends with a 35° degree slope
- ▶ 135 runs
- ▶ 70 ski lifts
- ▶ 1,033 snow cannons

GUARANTEED YEAR-ROUND SNOW!

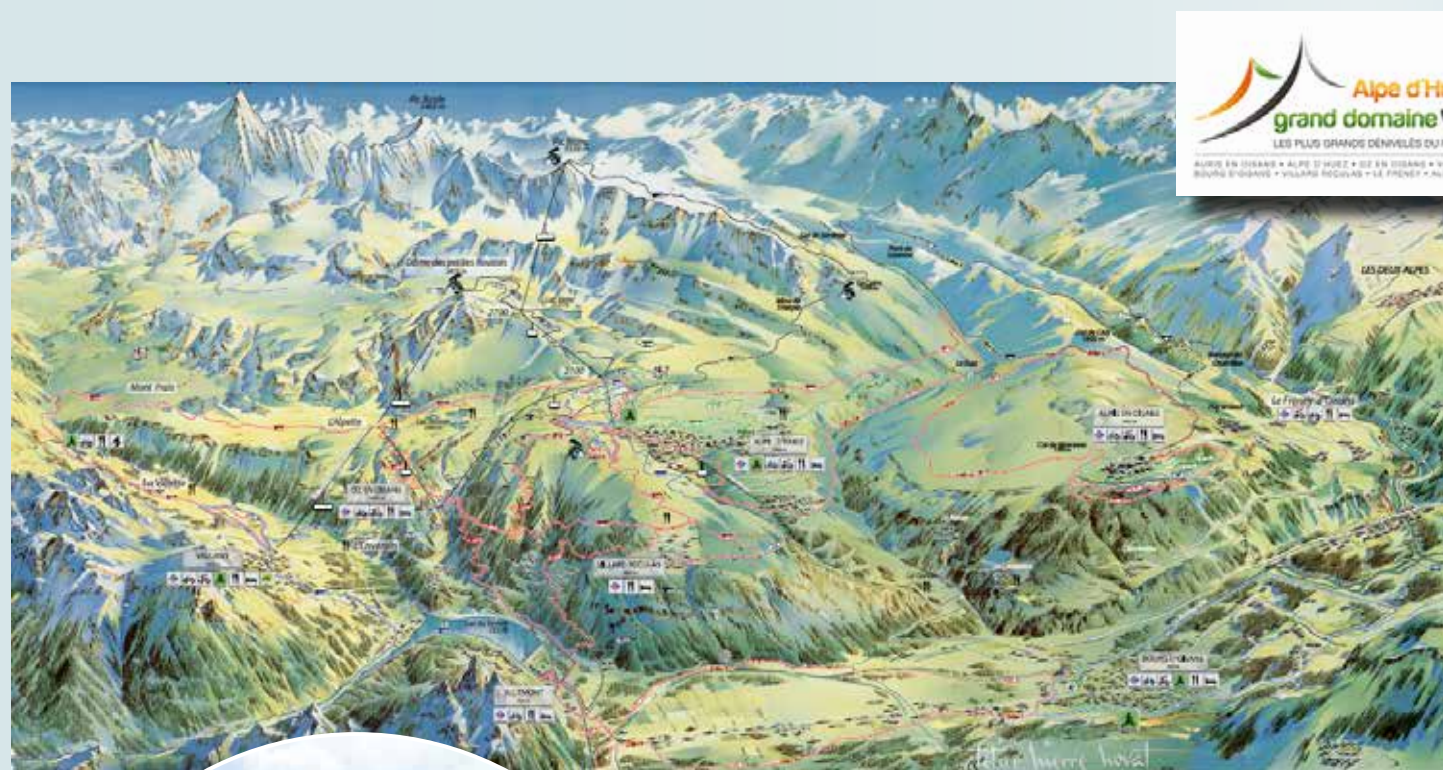


**DOMAINE OZ / VAUJANY
L'ALPE D'HUEZ GRAND DOMAINE VTT**

A PARADISE FOR ROAD AND MOUNTAIN BIKING

An exceptional mountain biking area with 250km of tracks, with up to 2,610m of difference in altitude, through the 8 towns which comprise the mountain biking area.

Vaujany offers the perfect altitude and the ideal environment for mountain biking. The site of the Collet and its Bike Park allow beginners and families to engage in a risk-free activity. At least once a week during the summer, Vaujany organises a ride open to all, to discover the easy tracks of the Massif des Grandes Rousses as well as other family-friendly tracks around Vaujany.



HIKING

Many seasoned professionals are available to guide or accompany hikers, ranging from hikes following marked trails to steeper routes or high mountain racing.

- ▶ Le Pic Blanc
- ▶ The Orientation Table at the Collet
- ▶ Nature Reserve
- ▶ Guided tour of the village





VIA FERRATA

Tucked against the flanks of the Massif des Grandes Rousses, this new via ferrata starts at the edge of the Cascade de la Fare waterfall. It has two sections which can be done separately.



THE WATERFALL (Difficulty D+)

Air route along the mythical "Cascade de la Fare" through physically accessible vertical passages. A secondary route avoids the second section of the via ferrata enabling hikers to head back down towards the village of La Villette.

EVENTS

Both in summer and winter, the Vaujany town hall and tourist office organise shows, concerts, dance workshops and film nights...



BOWLING ALLEY

The Sports and Leisure Centre features a bowling alley, with 4 lanes for games with friends and family. The bowling alley is available for hire for private events.

THE COLLET SUMMER CENTRE

Enjoy the magical environment of Collet and practice a wide variety of sports: tennis, archery, frisbee-golf, pétanque, giant games and group games, not to mention the Ride Park and the free bike wash point.

The Bike Park at the Collet Summer Centre offers a variety of activities for all tourists, young and old! A pump track, built on a playful loop with very sharp turns and a mini ramp to show off as many tricks as you can imagine. These tracks are open to scooters, skateboards and bikes.



THE SWIMMING POOL AND SPORTS AND LEISURE CENTRE

The joys and pleasures of water all year round! A 25-metre pool with 4 lanes for athletes, a dizzying slide for the daring, a paddling pool for toddlers with a water mushroom and mini-slide.

FITNESS ROOM

Energy and vitality are on the programme for the holidays! Equipped with weight machines and cardio training machines, the fitness room will help you keep fit.

FARE SPA

Pamper yourself... The Fare Spa has been completely renovated, and combines everything needed to relax and recharge your batteries. Balneotherapy, hydro-massage table, sauna, steam room, jacuzzis and massages are available.



ICE RINK

Inaugurated in February 2013, the Vaujany ice rink is designed to international standards, with its 1,600m² and stands which can seat up to 900 people. It is located in front of the swimming pool, at the Sports and Leisure Centre, and is accessible via an inclined lift providing a 24-hour connection with the cable car station. This 3000m² facility (+ bowling alley and brasserie) was designed to meet environmental regulations. The ice rink frequently hosts a number of events, including Celtic Legends, skating galas with Brian Joubert, ice hockey games, etc.



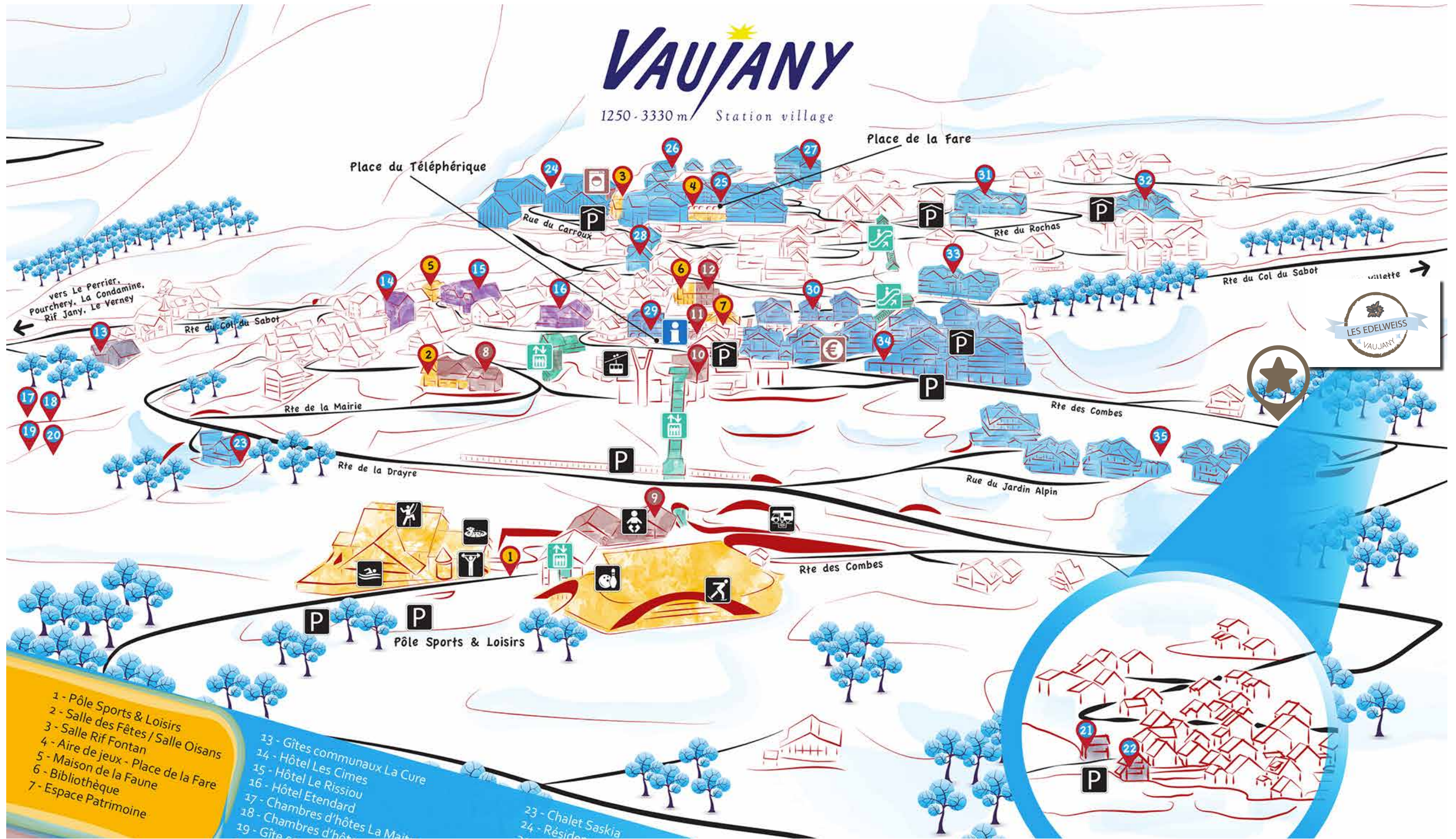
INDOOR CLIMBING WALL

Located in the multi-purpose room at the swimming pool, this 4x12 m climbing wall is available by reservation at the Sports and Leisure Centre reception desk.

COMING SOON !

A cultural project is being developed in the Vaujany station. A cinema will be born in the village center.







LET YOURSELF BE TEMPTED
by our outstanding Residence!

Ideally situated in the heart of the Vaujany resort and close to the shops and restaurants of the village, the "Les Edelweiss" Residence is the ideal place for a holiday in the mountains.

The Residence is divided into 5 chalets with traditional architecture, each consisting of 46 apartments from studio to 2 bedrooms duplex. The apartments face south and have beautiful terraces providing panoramic views of the mountains and the Cascade de la Fare waterfall.

Discover the Residence:
https://www.youtube.com/watch?v=_LZs6HNOGuE

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

A PERFECT ALLIANCE
of modern and traditional !



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LUXURIOUS
and warm interiors!



DETAILS

- ▶ RT 2012 thermal insulation standards
- ▶ Traditional structures
- ▶ Parquet floor in living areas
- ▶ Sandstone tiles in wet rooms
- ▶ Wood cladding in the living room and bedrooms
- ▶ Furnished and equipped kitchen, and bathroom
- ▶ Cellar and indoor / outdoor parking

"The apartments of the Residence offer high-quality services and provide everything needed for your comfort: fitted kitchen, ski lockers, cellars and indoor / outdoor parking.

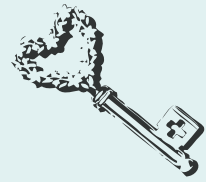
To keep fit, residents can enjoy the sauna, jacuzzi within the Edelweiss.

"Optimum use of space... and thoroughly modern furnishings!"



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TWO OWNERSHIP OPTIONS



▲ OPTION No. 1:

Purchase as a second home with a seasonal rental, at the choice of the owner (direct or agency)

▲ OPTION No. 2:

Purchase as a second home with a seasonal rental, at the choice of the owner by rental and concierge services Terrésens

ENTRUST US WITH THE MANAGEMENT OF THE SEASONAL RENTAL OF YOUR PROPERTY AND GET A VAT REFUND (20%)* ON YOUR PURCHASE!

Today, there is an underlying trend of renting out second homes :

over 30% of second homeowners opt to offer seasonal rentals. This provides them with a valuable additional income to cover annual expenses (maintenance, energy, co-ownership fees, tax, and when applicable, monthly mortgage payments).

With this in mind, the Terrésens Group has developed a rental solution that is both flexible and profitable for second homeowners: the Residential Tourism Condominium (CRT). The CRT is designed for homeowners who want to enjoy their second home fully, while affording themselves the opportunity to make it profitable by renting it when and as it suits them.

HOW IT WORKS

The investor acquires full ownership of a new property, before a notary. At the same time, the investor signs a commercial lease with the Terrésens Vacances management company, under the brand name Terrésens - Hôtels & Résidences, specialising in tourist accommodation, as well as a contract for concierge services to establish personalised accounting, logistics and rental assistance.

Threefold advantage:

- 1- Owners retain the freedom to occupy their second home whenever they wish to, up to 6 months per year*.
- 2- Owners can also choose to optimise the rental yield at any time by spending less time at the property. The contractor undertakes to pay the owner a percentage of the turnover resulting from the seasonal rental of the property.
- 3- The owner recovers the VAT (20%)** on the purchase of the property and its new furniture.

Purchase Profile

This type of purchase is designed for homeowners looking for great occupation flexibility and a simplified way of renting out their property. In general, the decision to rent the property out is motivated by the desire to finance the condominium fees and energy costs.

Tax Optimisation:

These owners recover VAT (20%)** on the purchase of their property 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/ Art2711eArt2711V du CGI : recovery of VAT acquired by 20th as part of the acquisition of furnished accommodation in services residence



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.



TERRÉSENS
HÔTELS & RÉSIDENCES

Go to your owner's space on www.terresens-msh.com

Terrésens - Hôtels & Résidences, trademark of Terrésens Vacances

 Single and personalised point of contact	 Setting up of your personal belongings	 Hairdresser on demand
 Private chef	 Ski pass	 Medical assistance
 Restaurant reservation	 Babysitter	 Ski with a champion
 Dry cleaning services	 Airport transfer & taxi reservation	 Helicopter and heliski reservation



Rampa Réalisations is in charge of promoting the “Les Edelweiss” Residence alongside the Terrésens group. RAMPA Réalisations operates in the world of business and networks, developing and building in close collaboration with regional, territorial and urban planning authorities of French Joint Development Zones (ZAC).

Their sustainable urban development programmes include housing estates and business parks. They build a habitat that meets the expectations of their clients, both in terms of quality and services:

- Building eco-friendly housing
- Complying with planning rules
- Providing concrete answers to the concerns of buyers
- Delivering quality and value in all projects and operations



THE BENCHMARKS OF THE QUALITY OF HOUSING FOR BUYERS



93% TAKE INTO ACCOUNT TECHNICAL CRITERIA



92% THINK PROFESSIONAL QUALITY IS IMPORTANT

360° EXPERTISE IN LEISURE REAL ESTATE!

The Terrésens group manages the promotion of the “Les Edelweiss” Residence, in partnership with Rampa Réalisations, with responsibility for its marketing and management under the Terrésens - Hôtels & Résidences brand.

The TERRÉSENS GROUP was set up in 2008 as a specialised and internally-structured organisation involved in all aspects of leisure real estate. This transversal expertise ensures a global and essential real estate vision for the wide selection of quality and long-lasting properties in terms of valuation and rental management.

- Design and build

Our Group intervenes as soon as a property is detected. After a study by our development department, we rigorously select the locations. This decision is crucial since it is a guarantee of the best investment: “location, location, location” is our motto.

We then validate the following steps: housing market studies, benchmarking but also the design of the project with the architects, our management department and the teams of the future operator.

For the construction of residences, we intervene either as a real estate developer / co-developer, or as an assistant contracting project owner.

- Market and advise

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

- Manage and Operate

Our management team studies, and independently selects and validates future real estate programmes to ensure sustainable and worry-free management. Depending on the project, its size, location or the typology of residences, we entrust the operation of the residences to known, recognised managers, or we operate them ourselves. During the operation phase, our on-site teams ensure that the residences are properly equipped and functioning. This includes providing maintenance and technical supervision for all apartments and common areas.

PAST PROJECTS / PARTNERSHIPS:

- LE DIAMANT DES NEIGES / PLAGNE 1800:

Residential Tourism Condominium
14 apartments
Terrésens group's involvement: co-promoter, marketer and manager

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

Residential Tourism Condominium
60 apartments
Terrésens group's involvement: assistance to project owner, marketer and manager

- THE HAMEAU DE BARTHÉLÉMY / LA ROSIÈRE:

Residential Tourism Condominium
20 apartments
Terrésens group's involvement: promoter, marketer and manager.





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Assorted-size tiles



Fitted kitchen



Laminate parquet flooring



Wall-mounted toilet



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Operation name:
Les Edelweiss

Operation address:
Route du Rochas - Vaujany (38)

Operation type:
Residential Tourism Condominium

Properties:
46 apartments from studio to 2 bedrooms duplex

Notary:
Me Agi - Villeurbanne (69)

Manager:
Terrésens - Hôtels & Résidences
(trademark of Terrésens Vacances)

Co-promotors:
Rampa Réalisations
Terrésens Propriétés

Services:
Sauna, jacuzzi, indoor parking, cellars, terraces

Discover us on www.terresens.com

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

Join our group:



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