

SERRE CHEVALIER

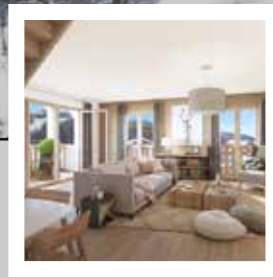
GALIBIER VALLEY IN BRIANÇON FRANCE (05)



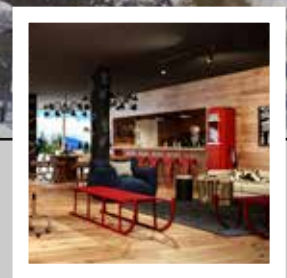
#CRISTAL LODGE #CRT4* #EXCLUSIVE RANGE #DADDYPOOL HÔTEL



45 Apartments



Quality Services



Shared spaces

SERRE CHEVALIER VALLEY SKI AREA

Serre Chevalier valley was already popular in Roman times, thanks to the curative properties of the thermal springs at Monêtier-les-Bains. The Guisane river, which originates at the Col du Lautaret pass, originally got its name from the term "aqui sana", meaning curative water. In 1024, after Serre Chevalier had changed hands from the Visigoths, to the Franks and to the Lombards, it became part of the Briançon principality within the Dauphiné region. Briançon had 1,500 inhabitants in 1339, but the Black Death wiped out 73% of the population in 1348. Several historic figures have stayed at Briançon, including Francis I in 1537, and Louis XIII and Richelieu in 1629. The 1713 Peace of Utrecht, divided both the people and the principality of Briançon in two: one section became part of the Savoy Duchy (and is now Italian), while the other became part of the French kingdom. If you walk towards the Seuil des Rochilles, between Névache and Vallerioure, you can still see boundary markers that have a fleur-de-lis chiselled on one side and a Savoy cross on the other.

The division of territories has never been popular, and for a long time the inhabitants of Val Susa, now in Italy, continued to speak French and the Briançon dialect. The Treaties of Utrecht upheld ancestral privileges on the French side, however when the French Revolution destroyed the land, those traditions were lost. In 1789, La Grave and Villar d'Arène asked to be transferred from Savoy to the Hautes Alpes.

The Austrians laid siege to Briançon in 1815, but the city held out for 4 months and the attempt to capture the town was ultimately abandoned. The thermal baths at Monêtier-les-Bains enjoyed a peak in popularity during the 19th century, with people flocking from Provence, Dauphiné and Piedmont to enjoy the beneficial effects of the water. As the 19th century drew to a close, forges, tanneries and spinning mills began to develop and anthracite was mined in a semi-industrial way throughout the Guisane valley.

- 1884 Arrival of the railway
- 1894 Arrival of electricity
- 1897 Briançon became a subprefecture district
- 1902 First ski school
- 1907 First ski competition at Montgenèvre
- 1912 Lycée d'altitude (sixth form college) founded
- 1919 First winter sports' club


Serre Chevalier's emblem is the eagle, and it comes from the Bez family's coat of arms. Bez is one of the 13 villages and hamlets in the Guisane valley. Serre Chevalier's name came from the Occitan language: "Serre" means small hill, and "cambeou" means a herd or flock.

Skiing was very fashionable in the roaring twenties and the Briançon area attracted people from the world of show business, but the 1939-1945 war ruined the business. Nevertheless, the first mechanical lift in Serre Chevalier, the Saint Chaffrey cable car, was inaugurated at Chantemerle in 1941, and it was the longest in Europe at that time. The ski area took really off in the 1950s.


The name Serre Chevalier was definitively adopted in 1968. The Grand Serre Chevalier area was created in 1984 when Monêtier-les-Bains was added, in 1990, an entirely new ski area at Briançon was included.




Getting there ?

 From Paris (7h) and Lyon (3h): A6 or A43, via Grenoble and the Col du Lautaret or via Chambéry and the Fréjus Tunnel.
From Marseille (3h) and Montpellier (4h30): via the A51.

Briançon train station is 18km away.

 Bus connections and an express snow shuttle head to Serre Chevalier from Turin, Grenoble and Lyon airports and from the high speed TGV train stations at Lyon and Oulx.

 From Serre-Chevalier :
Turin-Caselle : 110 km
Grenoble Isère : 150 km
Lyon St Exupéry : 190 km



Serre Chevalier is an international resort located in the Guisane valley close to the Ecrins National Park. It is the largest winter sports resort in the Southern Alps, and the numerous villages in the valley boast exceptional skiing and excellent services.

The Serre Chevalier ski area covers several communes: Briançon, Puy Saint André, Puy Saint Pierre, Chantemerle (Saint Chaffrey), Villeneuve (La Salle les Alpes), Monêtier-les-Bains. The climate is a major asset for the resort, because it is subject to both Mediterranean and Mountain influences. Visitors see it as a healthy haven in a carefully-conserved environment, with pure unpolluted air far from major congestion and big cities. The history of the valley has also left it with a rich heritage.

The resort has developed year after year, modernising while losing none of its charm and authenticity. As a result, there are high quality facilities for visitors. The resort has "Tourisme et Handicap" (Tourism and Disability) certification. As a result, a great many amenities have been created to facilitate the holidays of visitors with mental, motor, visual or hearing disabilities or impairments.

The emblematic figures Luc Alphan and Pierre Vaultier are from Serre Chevalier.

PROFILE



ALTITUDE :
1200 m à 2830 m



LOCATION :
Écrins Massif



300 DAYS OF SUNSHINE EVERY YEAR



FEATURES :
Top unlinked French Ski Area
1,600 m difference in altitude



NATURAL ENVIRONMENT :
0% pollution
100% pure air



CERTIFICATIONS :
Famille Plus
Tourisme et Handicap

BENEFITS AND GREAT IDEAS

LES PLUS :
Sun and the atmosphere of the south
A diverse ski area in a superb setting
High levels of snow over recent years
Ambitious, resolute green energy policy

GREAT RESTAURANTS ON THE PISTES :
Le chalet du Pra Long (Briançon)
Chalet Hôtel et le Café soleil (Chantemerle)
Le Peyra Juana sur la piste de Rochamout (Monêtier-les-Bains)

GREAT RESTAURANTS AND BARS IN THE RESORT :
Briançon : Le péché Gourmand, Le Spirit, Le Baroque
Chantemerle : Le Triptyque, Le Loup Blanc, Le Grand Hôtel
Monêtier-les-bains : Chez Finette, Hôtel Alliey, Le Blue Bird, l'Alpen



1,2,3... Push your ski!

SERRE CHEVALIER VALLEY



35 km of slopes



148 ski slopes

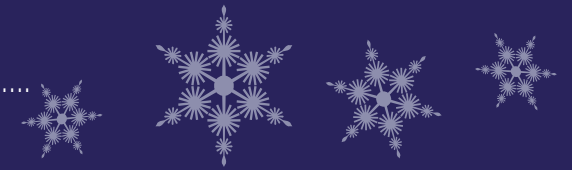


62 lifts




Serre Chevalier Vallée
du Galibier à Briançon





Loads of fun activities and sports are accessible from Serre Chevalier !

NIGHT SKIING

The Serre Chevalier Valley resort helps you create truly unique memories thanks to the exceptional activities on offer in the ski area. Enjoy the thrill of skiing under starry skies. An unforgettable moment to be shared with family or friends, as you discover a whole new magical dimension to skiing on the illuminated ski slopes.

SERRE CHE MOUNTAIN

Starting from the top of the cable car, at 2,491m, hurtle down 300m in altitude over a distance of 2km, in a:
>> MOUNTAIN GO-KART "Mountain Kart"
>> LUGE OR SLED "Mountain Bob"

PISTE-BASHING EXCURSION

An original activity for enjoying the Serre Chevalier ski area at sunrise. Board our specially equipped piste-basher and sweep up to dizzying heights for a thrilling new experience.

MOTOR SPORTS

Go-karting and ice track
The Serre Chevalier resort boasts an ice track, where you can watch the Trophée Andros championship: a racing competition for rallycross-type cars, established in France in 1990.

DOG SLEDDING

DEVLA'BOB – have incredible fun sledding on a luge!
4 km of tracks, 573 m drop in altitude and 26 corners.

ICE RINK

ICE CLIMBING

Ice climbing comes the closest to winter mountaineering, but it is not just for experienced mountaineers! The easiest version is called ruisseling and involves walking along frozen stream and river beds. It is great fun to try! Take a day-long trip with a guide to explore natural, frozen waterfalls.

SKI TOURING, SNOW-SHOES AND CROSS-COUNTRY SKIING

SNOWSCOOT

A combination of BMXing and snowboarding, the snowscoot has a frame with a fork and handlebars, but no brakes. A board is fixed to the main section of the frame, and a second to the fork and handlebars.

PAINTBALLING ON SNOW

Put your team spirit and competitiveness to the test, with biodegradable and environmentally-friendly paintballs, while enjoying exceptional panoramic views trimmed with a layer of snow.



THE GRANDS BAINS (GREAT BATHS) AT MONÉTIER

A perfect way to wind down and recuperate after a physically demanding day. Luxuriate in the exceptional natural environment, renowned for its beneficial effects, and relax completely in the mineral-rich spring water of the Grands Bains. Experience an incredible sense of well-being as you wallow in the 45°C, naturally-heated water, while enjoying breath-taking panoramic views of the surrounding peaks.

The Grands Bains at Monétier boast a large outdoor pool with a jacuzzi, where you can breathe in the fresh air while basking in the sun or appreciating the snowflakes: it is quite literally magical! A steam room, sauna and a number of beauty and well-being treatments are also available for maximum relaxation. So, you can enjoy the benefits of dry heat, steam and massages.

MOUNTAIN KART

Hurtle down the mountain in a 3-wheel go-kart with a suitable braking system: 4.4 km of downhill tracks and a 500m drop in altitude.

An incredibly thrilling ride to be enjoyed with family or friends.

MOUNTAIN BIKING

Take the ski lifts in the resort and discover the various mountain bike trails available in the high altitude resort:

>> 9 downhill trails

>> 9 Enduro trails

>> 9 X-country trails

>> 3 fun zones: Rolling Zone, atelier du bois (wood workshop), MTB Découverte (discovery).

BIKE PARK, SKATE PARK

HIKES

Notre Dame des Neiges (Our Lady of the Snow: This ideally-located chapel offers exceptional views of Briançon, the Durance valley, the surrounding Briançon peaks, the Queyras and the Ecrins National Park.

Top of the Prorel gondola lift (2 sections) - Round trip - Distance: 1.4 km - Duration: 40 mins

SENTIER DU LUTIN (ELF TRAIL) AT CHANTEMERLE:

Stroll along our Elf Trail and find out about various aspects of the mountain environment!

It is an easy fun educational path, with information panels.

Top of the Ratier gondola lift - Round trip - Distance 1.8 km - Duration 1h30

CRETE DES LAUZIERES (LAUZIERES RIDGE) AT MONETIER:

Relish the mountain scenery and enjoy the beauty of the larch woods.

When you reach the ridge, a stunning vista awaits you, taking in the Monétier village, the Guisane valley and the neighbouring peaks of the Ecrins National Park.

Top of the Bachas chair lift - Round trip - Distance 2.2 km - Duration 1h30

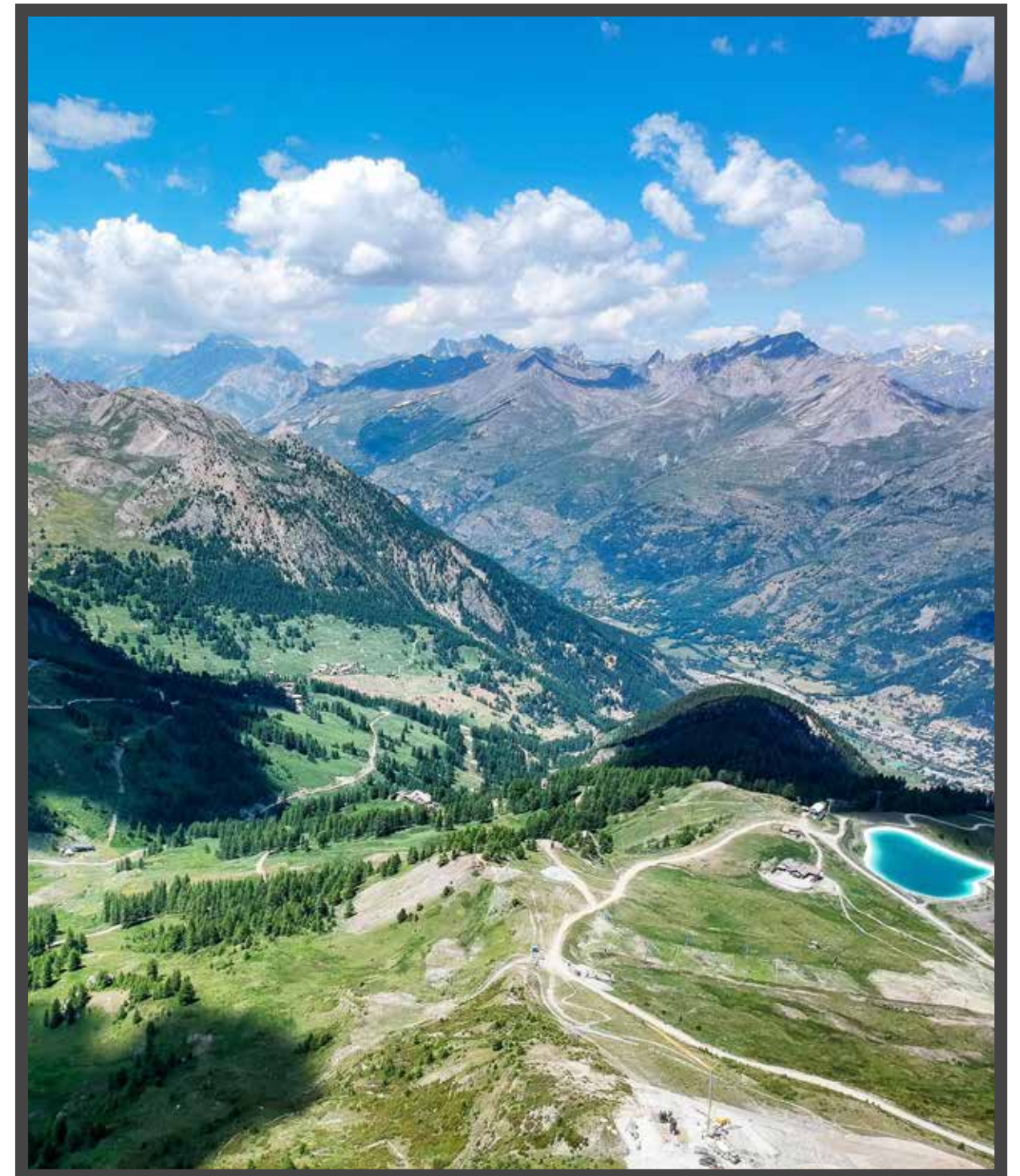
ECOLOGICAL SWIMMING AT SERRE CHEVALIER:

This novel concept enhances aquatic areas while respecting the ecological environment: it makes it a real pleasure to bathe in freshwater, just like lakes.

Two ecological lakes have opened for bathing and both have beaches with amenities: the La Salles les Alpes and the Saint-Chaffrey lake. They are located in the valley and easily accessible to everyone.

PARAGLIDING, HORSE RIDING, NORDIC WALKING

CINEMA, BOWLING, THEATRE etc.



Welcome home...

The Cristal lodge is ideally located in the heart of the Saint Chaffrey commune, a stone's throw away from the amenities and bustle of the resort and just a few metres from the lifts. Everything is within walking distance. The residential complex shares the site of the Hôtel de la Baulme, the family hotel owned by the French ski champion, Luc Alphand.

Two new buildings have been integrated and they form the "Cristal Lodge, which is a Copropriété Résidentielle de Tourisme (CRT – a French joint ownership tourism scheme). The Cristal Lodge comprises 45 accommodation units ranging from a one-bedroom flat to a three-bedroom duplex cabin.



The Cristal Lodge offers magnificent panoramic views of the mountains. The buildings' façades are adorned with balconies, which enable raw materials, such as concrete and stone, to be elegantly combined with the aesthetic advantages and warmth of wood.

For your convenience, the Cristal Lodge also provides underground parking and ski premises.





Alu esquisse
Architecture d'intérieur



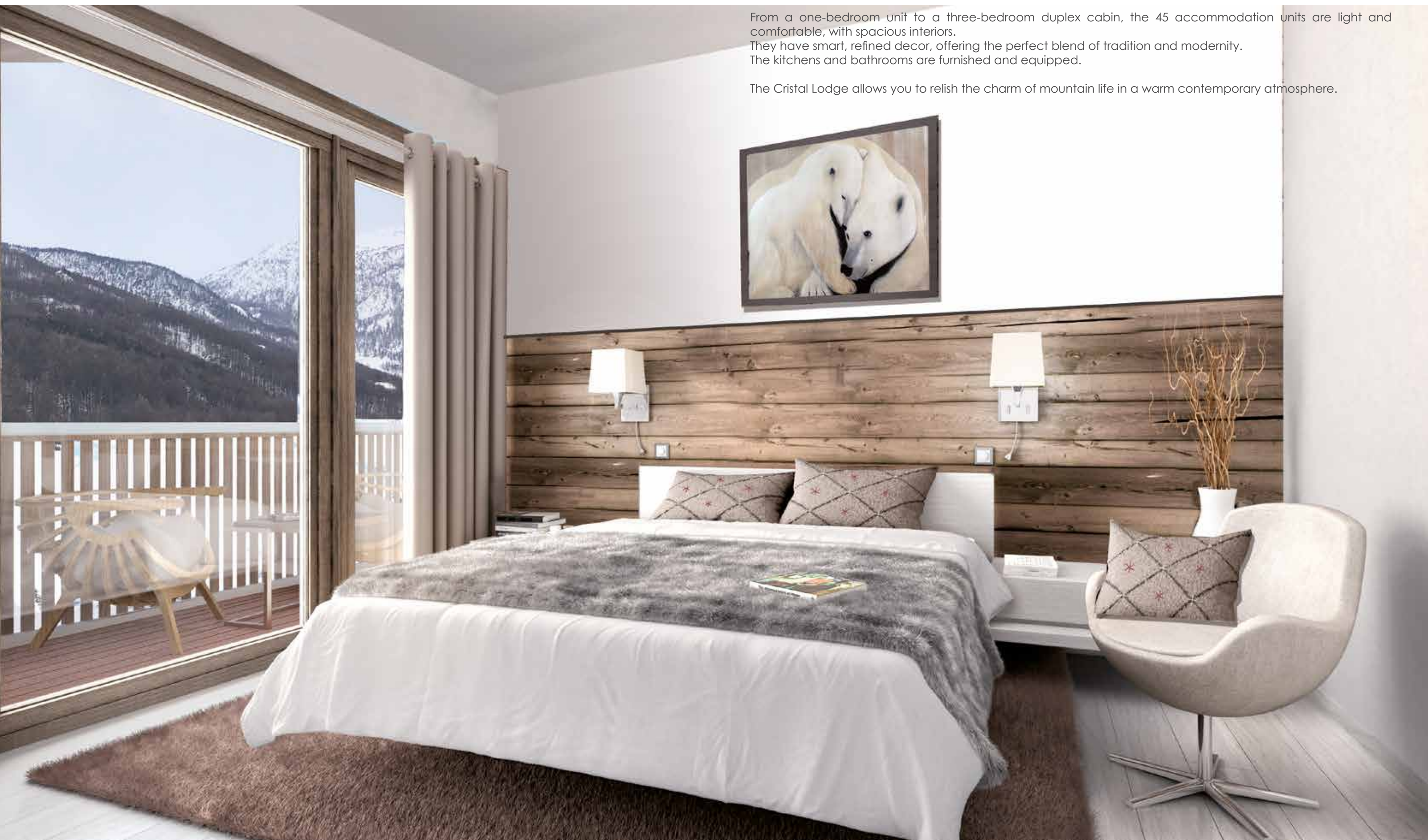
AN esquisse
Architecture d'intérieur

Well-designed apartments

From a one-bedroom unit to a three-bedroom duplex cabin, the 45 accommodation units are light and comfortable, with spacious interiors.

They have smart, refined decor, offering the perfect blend of tradition and modernity. The kitchens and bathrooms are furnished and equipped.

The Cristal Lodge allows you to relish the charm of mountain life in a warm contemporary atmosphere.



2-bedroom plan

The Cristal Lodge's warm convivial atmosphere, elegantly refined decor, and tastefully-selected materials guarantee maximum comfort and well-being !



SOLUTION 1

Copropriété Résidentielle de Tourisme (CRT - a French joint ownership tourism scheme) / 20 units - A worry-free solution, with freedom of choice

Would you like to occasionally rent out your apartment for holidays, via a single point of contact with no stress and no time-wasting, while keeping your freedom of choice?

Group Terrésens has created and patented a new generation of second homes especially for you, and homeowners like you: The Copropriété Résidentielle de Tourisme (CRT), a French joint ownership tourism scheme. The innovative CRT management formula gives you:

- **The pleasure of owning a second home**
- **The freedom to stay there at your convenience***
- **The opportunity of making it profitable (occasional rental income and claiming back VAT on the purchase)****
- **The peace of mind provided by a dedicated rental and concierge service through a single, trusted, easily-reached point of contact.**

The Terrésens group has developed 3 CRT ranges, depending on the location and size of each residential complex :

- **The Emotion Range**
- **The Exclusive Range**
- **The Essential Range**

* Please note that the owner occupation must be declared annually as rent in kind, estimated at 75% of the public rate for tax purposes. Maximum occupation of 182 days per year.

** VAT recovery : Article 261 D 4e / Article 271 I and Article 271 IV of the French Tax code (CGI): VAT acquired recovered by 20th in the context of the purchase of a furnished home in a residence or aparthotel offering services.



The Exclusive Range

Charming residential complexes composed of 15 to 30 units. The apartments are spacious and comfortable and guarantee enjoyable holidays. Special attention is paid to the decor in these residential complexes and a well-being space is available with a sauna, steam room, jacuzzi, shower treatments and massage rooms. The well-being space is available for private hire on request.

Each residential complex in this range has reception and concierge services.

SOLUTION 2

Daddy Pool : a solution for optimising rental income

Are you attracted by the idea of renting to tourists and hoping to optimise your rental income?

Why not invest in a Daddy Pool apartment?

To meet growing demand from our professional partners in the tourist accommodation sector, who want to be able to offer their international clientele new comfortable accommodation units with high quality services (for overnight and weekly stays), Terrésens has restyled and modernised old aparthotels, making them more exclusive.

Marketed under the Daddy Pool brand, this type of accommodation offers comfortable apartments that can be adapted*** to offer studio, or one- or two-bed apartments, able to satisfy a broad clientele in both high and low season: families during high season / and business clientele and seniors in the shoulder seasons. The occupation rate is thus optimised for rental income. Once holidaymakers are comfortably settled into their apartments, they are able to enjoy the well-being spaces for the duration of their stay, including the swimming pool, spa, jacuzzi, sauna, steam room, the health and beauty treatment cabin, the lounge, the mountain speciality tapas bar, the games room and the coworking space.

*** A limited number of these apartments (10 to 15 per residential complex) is available for sale to those principally interested in good investment returns.



Mountain specialist since 2008 !

• **DESIGNING AND BUILDING**

Our group gets involved as soon as a property has been identified. After our development department has carried out a study, we choose the locations paying meticulous attention to detail. The choice is vital because it guarantees the best investment: "Location, location, location" is our motto!

We then carry out the following steps: markets studies for the product; benchmarking; and product design in collaboration with the architects, our management department and the future management teams.

When building the properties, we get involved as the property developer/co-developer, or even as consulting technicians or engineers.

• **MARKETING AND CONSULTING**

Immoé, a subsidiary of the TERRÉSENS group, markets the properties (apartments, chalets, villas etc.). We work with our own network of consultants in France and internationally.

• **MANAGING AND OPERATING**

Our management team studies, selects and validates the future property programmes completely independently so as to ensure long-lasting problem-free management. Depending on the project, its size, location, and the typology of the building, we entrust the running of the residential complexes to well-known, recognised managers or we run them ourselves. During the operational phase, our on-site teams ensure the properties are well-run, full of bookings, while also looking after the upkeep of the apartments and shared areas and carrying out technical monitoring.



For the owners who wish it, Terrésens Vacances (subsidiary of the Terrésens group) proposes a rental management service, in order to put in seasonal hiring and in a punctual way their property, as well as a concierge service.

My Second Home (trademark of Terrésens Vacances) works for homeowners to manage exceptional properties by the sea or in the mountains, while offering a concierge service before and during their stay (as described earlier in the purchase options).

My Second Home selects first-rate destinations with strategic locations (resort centre, ski access, sea view, etc.) to ensure each residence is always occupied.

Its teams oversee smooth operations, through cleaning, maintenance and technical oversight of the apartments and common areas.

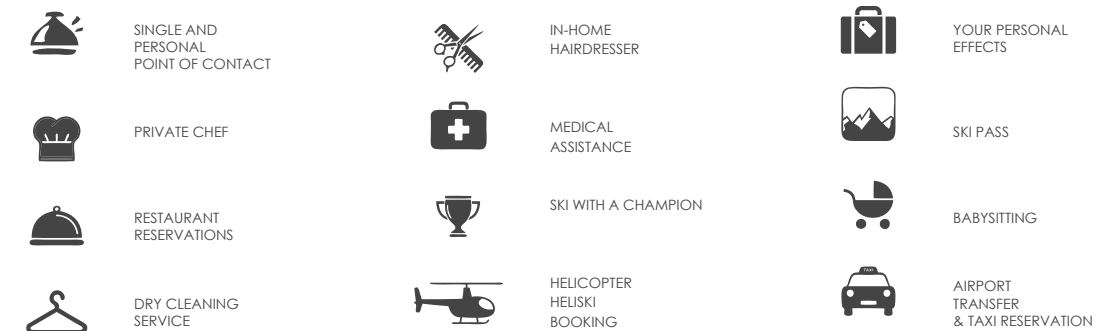
The dedicated commercial structure develops holiday sales, relying on European sea and mountain holiday specialists to rent owners' apartments.

MY SECOND HOME CONCIERGE

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

* Card offered for the first 3 years upon signing a commercial lease with My Second Home



OPERATION NAME :

Cristal Lodge

OPERATION ADDRESS :

Allée des Petits Pans
Serre Chevalier 1350 - Chantemerle
05330 Saint-Chaffrey

OPERATION TYPE :

Joint Ownership Tourism Scheme
Hotel residence

PROPERTIES :

45 Apartments
One-bedroom to Three-Bedroom
Duplex Cabin
Hotel suites

SERVICES :

Indoor swimming pool
Spa, tapas bar, reception, ski lockers,
car park etc.

NOTARY :

Maître Agi
69100 - Villeurbanne

DEVELOPER :

Terresens Group

MANAGER :

My Second Home
(Trademark of Terrésens Vacances)



Find everything you need for reservations at www.terresens.com

Find our rental offerings at www.terresens-msh.com

Join our group on social media

