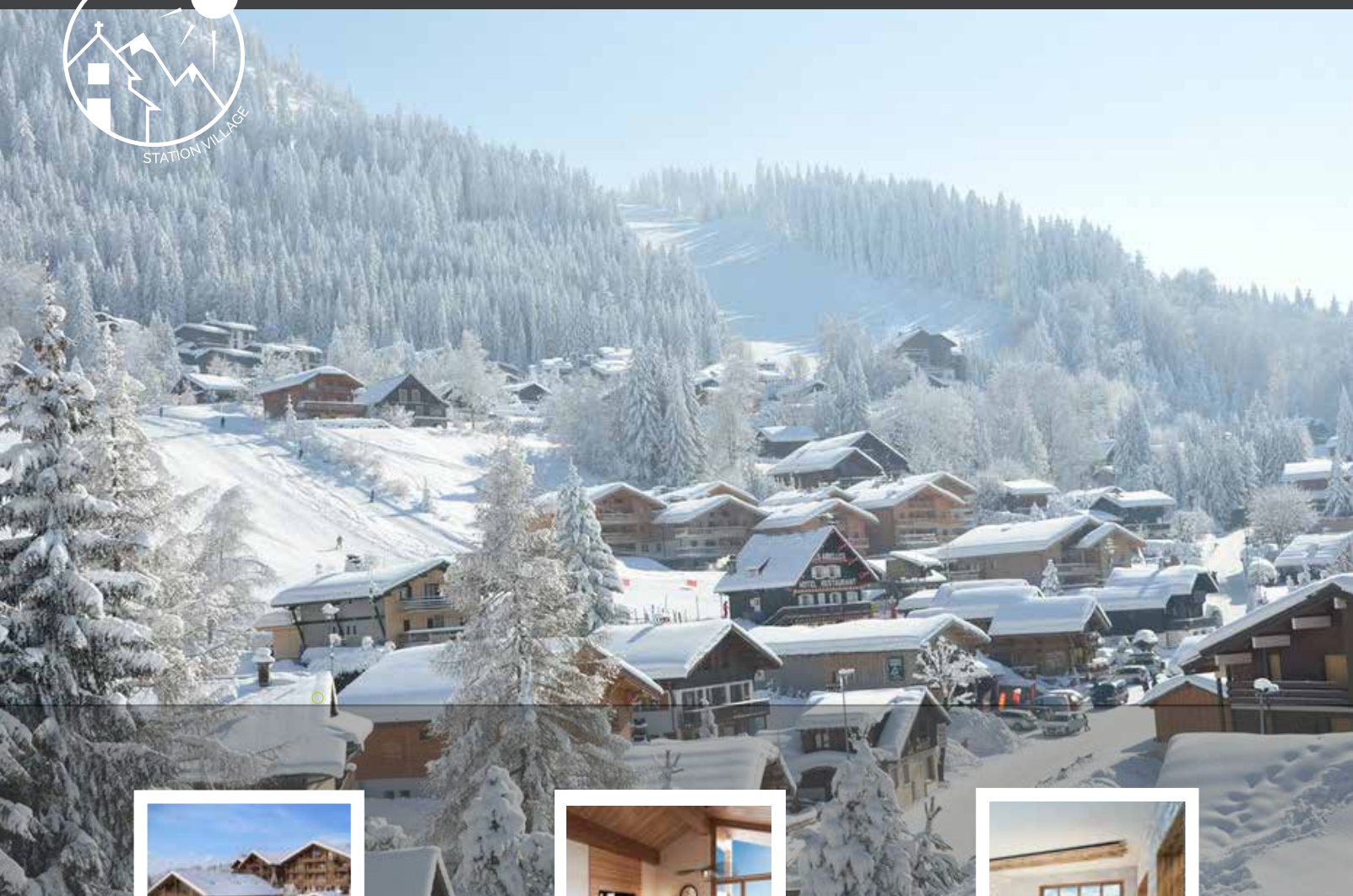


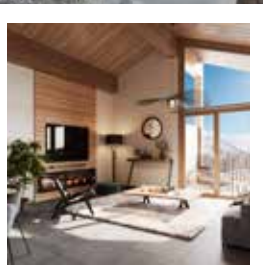
# LES CARROZ-D'ARÂCHES

• FRANCE (74300)

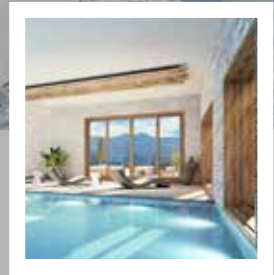
#TRUE VILLAGE RESORT



Panoramic views



Cabins from  
1-bedroom to  
3-bedroom triplex



Pool, wellness  
space, and more

GRAND MASSIF SKI AREA



# WELCOME to Les Carroz-d'Arâches!

The shortest route to the ski pistes!  
Located just 10 min. from the A40 motorway



A40 motorway  
Exit 19: Flaine - Les Carroz  
RN 205 motorway towards Sallanches,  
Road D6 towards Arâches, then  
Les Carroz d'Arâches.

From Geneva: 53 min.  
From Lyon: 2 hr.  
From Paris: 5 hr. 30 min.



SNCF train station in Cluses: 19 min.



Geneva Airport: 55 min.  
Lyon Airport: 2 hr.

Buses, taxis, or other transport companies  
provide transport to Les Carroz d'Arâches.

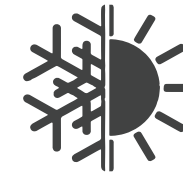




## "VILLAGE FEEL" RESORTS



- 1 - Timeless, authentic charm
- 2 - A relaxed way of life to enjoy with the family
- 3 - The mountain holiday of the future (two true high seasons: summer & winter)
- 4 - A safe-haven family asset



Every year, people's thirst for wide open spaces boosts the summer season in the mountains. It's an enthusiasm that mirrors the appeal of "a place in the country" to city dwellers.

### VILLAGE RESORTS AND "VILLAGE-FEEL" RESORTS ARE ON THE RISE!

Buyers and holiday-makers are increasingly becoming fans of resorts running in both the winter and the summer. An escape from city life in a chalet-style residence, whose traditional, wood and stone architecture offers a total change of atmosphere, surrounded by vast tracts of unspoilt nature. This is what lies behind the increasing popularity of year-round mountain holidays—especially for the summer season, which is where the present and future growth of tourism lies.

### WHEN FEELINGS COME FIRST

Say goodbye to the old "investment property" model for holiday apartments! A major factor in purchasing one of our residences is how it makes you feel. With owners first and foremost wanting to retain control of when they can personally occupy the property, and influenced by the Airbnb model, owners also appreciate the option to rent out their apartments for several weeks a year to cover their regular expenses. Purchasing a mountain home is therefore cost-effective, without having to worry about managing their holiday let under the "old model."

### A SAFE HAVEN ASSET IN ALL SENSES OF THE TERM

The impact of economic uncertainties (COVID-19, international economic tensions, etc.) makes stock market prices highly volatile. Compared with yo-yo markets, high-end real estate is clearly a safer bet. It's a safe-haven family asset in all senses of the term, when you think how people living in the Paris area fled to the country when lockdowns were announced. Spending time getting back to nature with the family in the mountains is a top priority for our fellow citizens.

### WHEN SPACE IS A LUXURY

Terrésens mountain properties are the perfect answer to our clients' expectations: no more cramped conditions; instead, places that feel more like home and offer the perfect balance between price and comfort in terms of space, particularly for living areas. The fully equipped kitchen is the centrepiece of the open-plan living area, where the whole family comes together. In fact, Terrésens tries to offer at least 25 m² of living space in apartments with two bedrooms or more.

Moreover, apartments with two or more bedrooms now feature a bathroom, a shower room, and two toilets, and owners now have their own storage space to facilitate using the accommodation for both personal and rental purposes.

### NO NEED TO FIND A PLACE PERCHED AT 2000 METRES ABOVE SEA LEVEL!

There's a real trend among new buyers, who are no longer focussing their investments solely on occupation during the winter and on high-altitude skiing. Increasingly keen for their purchase to provide gains in both their finances and their personal pleasure, they are opting for village resorts in settings with year-round appeal. Connected to high-capacity lifts, these village resorts offer both the joys of winter sports and those of summer hikes in the mountains, as well as leisurely visits to café terraces and boutiques.

### MOUNTAIN BIKING ON THE SLOPES – IT'S ELECTRIFYING!

Terrésens residences are increasingly in demand during the summer, a sign that mountain holidays are no longer just about skiing. Fewer and fewer holidaymakers want to be stuck on a packed beach. With a cart hooked to their electric mountain bike, they would much rather picnic with family members at the top of an Alpine pass, bathe in a biotope lake, go rafting or canoeing, and other activities offered at very affordable prices in the summer. To satisfy their thirst for the great outdoors and for spending quality time with the family, many people are now saying they are thinking of buying a holiday home in the mountains.

VILLAGE RESORTS:  
Double the season – double the value!



- 1 - Pure air all year round
- 2 - Plenty of activities for everyone
- 3 - Peace & quiet to relax
- 4 - Perfect spot to spend quality time with the family!



FRENCH SKI RESORTS BY THE NUMBERS

- 300+ ski resorts across six mountain ranges
- 23% of France’s surface area
- Top ski area in Europe
- Ranked 3<sup>rd</sup> among global ski destinations
- 10 million visitors to resorts in winter
- 29% foreign customers
- 120,000 direct and indirect jobs

SEASIDE, MOUNTAIN, AND COUNTRY HOMES: WHAT ARE PEOPLE LOOKING FOR?

A family home, a special getaway, or a pied-à-terre where you can just relax... Everyone dreams of having a holiday home by the sea, in the mountains, or in the country. Ideally, people want to use it for holidays and getaways “whenever they feel like it”!

36% would like to buy a property by the sea, in the mountains, or in the country.

56% would want to rent out their holiday home to reduce costs or potentially have it pay for itself.

37% say COVID lockdowns made them want to be able to take advantage of their seaside, mountain, or country home more often and whenever they want.

MAIN CRITERIA FOR CHOOSING A LOCATION

62% Surroundings

48% Amount of sunshine

70% View



LOWER PRICES IN SUMMER!

The price of accommodation is lower during the summer season, and this is attracting more and more visitors. There has been a real boom in mountain holidays these last few summers.



PLEASANT TEMPERATURES!

For sun-lovers, mountains are where they can get some of the best sunshine. This is because the quantity of UV rays increases by 4% with every 300 metres of altitude. This means you can tan much faster in the mountains than on the beach... Plus, you’ll enjoy much more pleasant temperatures and avoid suffocating heat waves.



PURE MOUNTAIN AIR

A mountain holiday means leaving highly populated cities, air pollution and traffic jams far behind. No more crowds! And you’ll find lakes and rivers where you can relax and cool off while admiring breathtaking scenery without the hustle and bustle!



DISCOVER NATURE

You’ll be blown away by the incredible panoramic views and spectacular landscapes. This is the perfect place to extend your knowledge of the past, exploring old villages with their traditional architecture, museums, religious buildings and fortifications. Admire remarkable historic sites and learn about the history of mountain villages. Head out to explore the wild plants and animals scattered across our mountains!



SOMETHING FOR EVERYONE

You’ll enjoy village festivals and a host of other activities like hiking, mountain biking, lake or pool swimming, water parks, thermal spas, paragliding, via ferrata, pony trekking and more. There’s something for everyone, little ones and grown-ups alike.



## LES CARROZ-D'ARÂCHES

A village resort linked to a large ski area!

### ADDED BENEFITS

Quick access from A40 motorway  
Free car parks  
Free ski shuttles

### THE BEST RESTAURANTS ON THE PISTES:

Les Molliets (on Route de Flaine, at the foot of the Molliets chairlift) La Haute Combe, in Les Molliets valley

### THE BEST RESTAURANTS & BARS IN THE VILLAGE:

Les Servages d'Armelle, a must  
Le Baratin

+ Several bars in the centre of the village



### ALTITUDE

1140 m to 2,500 m



### LOCATION

Grand Massif



### CHARACTERISTICS

Authentic village resort  
Guaranteed snowfall  
Easy to access



### ACTIVITIES

Summer/winter resort  
Multi-activity resort



### CERTIFICATIONS

Famille Plus

## WHERE AUTHENTICITY MEETS FRIENDLINESS

A human-scale resort with a village feel, Les Carroz-d'Arâches is located in the heart of France's Haute-Savoie department and offers access to a large ski area. With a super-private ambiance, this resort offers a true getaway in the heart of the Grand Massif ski area.

The Grand Massif is one of the biggest ski areas between Geneva and Chamonix, with five ski resorts linked together between 700 m and 2500 m of altitude: Flaine, Les Carroz, Morillon, Samoëns, and Sixt. The Les Carroz ski resort, at 1140 m, is the quickest and closest entry point for the ski area.

The ski resort is located in the heart of the Grand Massif and is certified as a "Family Plus" resort. It provides access to the ski area from the resort centre. A free car park with 550 spaces, free ski shuttles, and ski lockers at the foot of the Kédeuze gondola lift enable easy access to the pistes.

With typical Savoie architecture, as represented by its elegant chalets, it's the ideal setting for a mountain getaway, whether for a weekend or a full week.





## THE SKI AREA

4<sup>th</sup> biggest interconnected ski area in the French Alps!

GREEN RUNS  
25

BLUE RUNS  
59

RED RUNS  
44

BLACK RUNS  
11



265 km of ski runs



139 pistes



62 ski lifts



Domaine Grand Massif (265 Km de pistes)				Secteur Flaine (140 Km de pistes)		
Facile	Easy	Difficile	Très difficile	Difficile	Difficile	Très difficile
Moyenne	Medium	Mittels	Très difficile	Très difficile	Very difficult	Sehr schwer
Pointe lacunes	Pointe lacunes	Pointe lacunes	Pointe lacunes	Pointe lacunes	Pointe lacunes	Pointe lacunes
Parking	Parking	Parking	Parking	Parking	Parking	Parking
Cabane	Cabane	Cabane	Cabane	Cabane	Cabane	Cabane
Salle hors-sacs	Salle hors-sacs	Salle hors-sacs	Salle hors-sacs	Salle hors-sacs	Salle hors-sacs	Salle hors-sacs
Restaurant d'altitude	Restaurant d'altitude	Restaurant d'altitude	Restaurant d'altitude	Restaurant d'altitude	Restaurant d'altitude	Restaurant d'altitude
Hôpital	Hôpital	Hôpital	Hôpital	Hôpital	Hôpital	Hôpital
Zone ludique	Zone ludique	Zone ludique	Zone ludique	Zone ludique	Zone ludique	Zone ludique



THE SKI AREA

A total of 1800 m of slopes!



- 1 - A big ski area with varied terrain
- 2 - 5 resorts
- 3 - 16 fun zones
- 4 - 6 freeride zones & 2 boardercross zones
- 5 - Great off-piste opportunities
- 6 - High-quality snowfall
- 7- Easy pistes for beginners



The Grand Massif ski area has received awards for its commitment to the environment! It's also the first ski area in the world to receive Green Globe certification for all of its ski lifts, pistes, and related services.



Established over 30 years ago, in the winter of 1982-1983, the Grand Massif is an exceptional destination thanks to both its natural setting and the quality of its ski runs. The immense area of close to 40,000 hectares was created by linking Tête des Saix mountain to the four resorts that make up the ski area: Flaine, Les Carroz, Morillon, and Samoëns.

What's more, the history of the Grand Massif is closely tied to the history of winter sports in France. Les Carroz, one of the gems of the Grand Massif, got its first ski lift in 1939. At 1600 metres long, the ski lift built the resort's reputation and established it as the top ski resort in France.

Enjoy discovering Flaine, the legendary ski resort; Les Carroz, the perfect resort for families; Sixt, surrounded by nature; and Morillon and Samoëns, the more traditional ski resorts.

Halfway between Chamonix and Geneva, the Grand Massif welcomes in fans of winter sports at a diverse and unique ski area. The ski area delights lovers of skiing and snowboarding at all levels of experience with its 139 pistes (25 green pistes, 59 blue pistes, 44 red pistes, 11 black pistes), and also provides access to wide-open spaces thanks to its 62 ski lifts. It offers pristine nature (40,000 hectares of forest) and views of the Mont Blanc range that will take your breath away.

THE SKI AREA



With 40,000 hectares of forest, the Grand Massif is one of the biggest ski-in, ski-out connected ski areas in the French Alps.

The Grand Massif ski area has received awards for its commitment to the environment! It's also the first ski area in the world to receive Green Globe certification for all of its ski lifts, pistes, and related services.

THE NORDIC SKIING AREA



With its Nordic skiing area, **Flaine** offers an idyllic setting for the sport: 2.5 km of blue pistes for cross-country skiing, marked for both skating and classic-style. At 1844 m above sea level, overlooking the Arve valley, the Col de Pierre Carrée offers the highest and snowiest Nordic skiing area in the Alps.

**On Agy plateau** near Les Carroz  
Overlooking Saint-Sigismond, Agy plateau, with its wooded surroundings, is a paradise for cross-country skiers. The sunny plateau offers exceptional, 360° views of the Giffre and Arve valleys.

In the **Giffre valley**, you can enjoy two ski areas:  
- A Nordic skiing area in the heart of the Giffre valley that stretches from Sixt to Morillon and passes through Samoëns.  
- A ski area located at 1700 metres of altitude in an exceptional location: the Joux Plane pass. Thanks to its altitude, the pass has snow cover all winter long. On top of it all, you can enjoy an incredible panorama with views of Mont Blanc.

## WINTER ACTIVITIES

All sorts of activities for  
people of all ages!



Holidays in Les Carroz means skiing, of course; but that's not all!  
Head out to discover new experiences.



### **SPEED DRAGOZ**, the new toboggan run in Les Carroz

By day or by night, thrill seekers can go tobogganing on the new four-season toboggan run at Les Carroz. Go solo or with a partner and brace yourself for an adrenaline rush through continually winding turns and forest runs, with variations in altitude and speed.

### **AQUACIME MOUNTAIN SPA**

A complex dedicated to relaxation, sport, and well-being: imagine a view of the snow-covered pistes of Les Carroz from a heated outdoor pool. You can also enjoy the pool at night under the stars, since the Aquacime is open every day until 8 p.m.!

### **SNOWSHOEING AND HIKING**

You'll find marked snowshoe trails surrounded by nature in the heart of Les Carroz, with views of mountains and pine forests. Hiking is an essential part of any ski holiday.

### **ICE SKATING RINK**

At the Les Carroz ice rink, the ice is treated so that your loops and spins can be even more beautiful! There are skates for rent for everyone, including young children, in addition to accessories to facilitate learning.

### **ICE CLIMBING**

For mountain lovers, try winter climbing on ice falls and frozen waterfalls.

### **FAT BIKE**

Discover the fat bike with an MCF instructor in a first or last track experience on the Les Carroz tracks in the heart of the Grand Massif.

### **CROSS-COUNTRY SKIING**

The Agy Nordic skiing area is located 12 km from Les Carroz, towards Saint-Sigismond. It is open until the end of March, depending on the snow conditions. Ski buses run every day, except Saturdays, between Les Carroz and Agy, subject to registration at the tourist office.

### **SKI TOURING:**

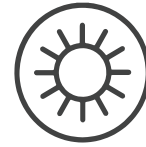
3 marked routes starting from the car park for the Kédeuze cable car.

### **PARAGLIDING, SNOWMOBILE RIDING, DOG SLEDDING, TOBOGGANING, QUAD RIDING, SKIJORING, AND MORE**



## SUMMER ACTIVITIES

A breath of fresh air in pristine nature!



### AQUACIME MOUNTAIN SPA

The Aquacime is the ideal spa complex for your summer holidays in Les Carroz. It includes a heated outdoor swimming pool; large lawns for sunbathing, playing, and relaxing; a snack bar, just in case; water slides; a swimming pool and a learners' pool; splash pads with small water jets for the little ones; a beach volleyball court; and a wellness space that is open in the afternoon, with an indoor zen pool, sauna, steam room, and more.

### HIKING TRAILS

Les Carroz resort is ideally located in Haute-Savoie, in the heart of the Northern Alps, where you can go hiking in the mountains and discover the unspoilt mountain flora and fauna as you travel along over more than 200 km of trails.

### MOUNTAIN BIKING

Welcome to the Les Carroz mountain bike trails, where you can discover a mountain sport during your summer holiday in Les Carroz: downhill or cross-country mountain biking.

### MOUNTAIN SPORTS WITH A GUIDE

The guides accompany you as you discover the typical sports enjoyed in our mountains, including climbing, canyoning, caving, via ferrata, medium- and high-altitude mountain hikes, and more. You will breathe the fresh air of the Les Carroz mountains, get to know the mountain flora and fauna, smell the scent of forest spruces, and taste raspberries and blueberries.

### THE FLAINE GOLF COURSE

The Flaine-Les Carroz golf course is a magic place located at 1900 metres of altitude in the Pierre Carrée pass. Not only do you get to enjoy exceptional views of the valleys and mountains of the Alps, but you can also gaze out on the mountains of Mont Blanc and the Jura.

### PARAGLIDING

In the Les Carroz resort in Haute Savoie, two paragliding schools offer courses, first flights, and tandem flights over the Alps:

- Air Passion
- Parapente Planète

### CYCLING

Try out road cycling at Les Carroz to take in some fresh air during your summer holidays. Sports shops rent out high-quality cycling equipment. From Les Carroz, you can climb from Balme to the Col de Pierre Carrée. The Haute-Savoie cycling routes are also available at the tourist office.

### MOUNTAINCART AND WHITE-WATER SPORTS

At the Mont-Favy leisure centre: skating, 5 tennis courts, a basketball court, an adventure course, and a mini-golf course.

HORSE OR PONY RIDING, FISHING, TRAIL RUNNING, FITNESS AND ADVENTURE TRAILS, AND MORE



## LOCATION

Le Morok, where you can make the most of your mountain getaway

You have several options to reach the Grand Massif ski area:



### DURING WINTER HOLIDAYS FROM SCHOOL

The "Route de Flaine" bus stop, located 220 m from the residential complex:  
20 shuttles from 8:16 a.m. to 7:18 p.m.  
12 min to reach the Kédeuze cable car (resort centre)

### ALL SEASON LONG

- Located 3.3 km from the residential complex / 4 min by car  
Free car park with 600 spots / Carroz 1500  
The **LES MOLLIETS** detachable chairlift, 6 spots / 3000 people/hr
- Located 2.3 km from the residential complex / 6 min by car  
Free car park with 550 spots  
The **LA KÉDEUZE** detachable chairlift, 8 spots / 2700 people/hr



### AN ELECTRIC SHUTTLE WITH 9 SEATS FOR RESIDENCE OWNERS

Only during winter holidays from school.  
To and from the Les Molliets chairlift  
Morning: 4 to 5 outgoing trips per hour, from 8:30 to 10:30 a.m.  
Afternoon: 4 to 5 return trips per hour, from 3:00 to 4:30 p.m.





Incredible views of the mountains from  
the residential complex!





## THE RESIDENCE

Elegant traditional architecture



The residence is located in a quiet residential neighbourhood just 6 minutes from the village centre by car and 4 minutes from a chairlift (Les Molliets chairlift). Designed to create harmony and an intimate feel, the buildings are built with high-end, natural materials (stone and wood).





THE RESIDENCE

Combining charm, comfort, and  
modernity.

A RESIDENCE THAT OFFERS A REAL BREATH OF FRESH MOUNTAIN AIR.

With its leafy outdoor spaces, the “Le Morok” residential complex is filled with greenery. Tucked inside the complex is a landscaped area offering a verdant, open space with mountain views.

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





## THE RESIDENCE

Vast living spaces filled  
with light.

With 1-bedroom (T2) to 3-bedroom (T4) triplex cabins, the 67 apartments are perfectly arranged and offer perfect finishes selected for your well-being.

Aligned with the latest environmental standards, the apartments include excellent insulation; wood flooring in the living spaces, bedrooms, and entryways; and bright, meticulous finishes.

In most of the apartments, the patio doors open onto pleasant outdoor spaces: either balconies or patios. You'll be able to enjoy lots of light and wide open views of the landscape.



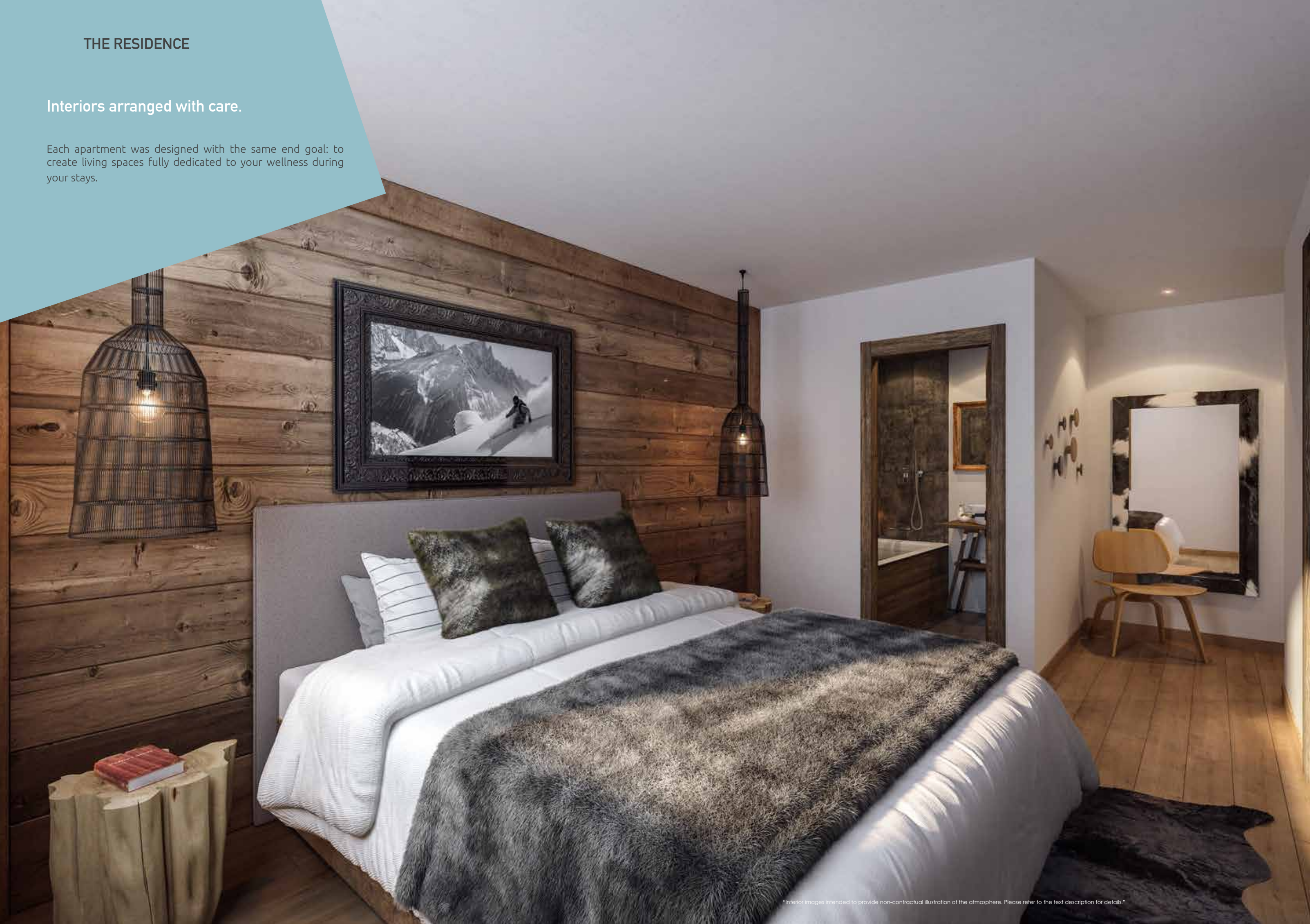
"Interior images intended to provide non-contractual illustration of the atmosphere. Please refer to the text description for details."



## THE RESIDENCE

### Interiors arranged with care.

Each apartment was designed with the same end goal: to create living spaces fully dedicated to your wellness during your stays.



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



THE RESIDENCE

Le Morok, a residential complex where you can continue the fun after skiing.

The residence offers an indoor pool where you can relax after a great day of skiing. The wellness space includes a sauna, a steam room, a jacuzzi, and a massage room. Families can gather in the playroom for a game of table football.



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



Everything is proposed...  
nothing is imposed!



DYNAMIC OPTION

If they so wish,  
**Terrésens can help owners with every aspect**  
of renting out their apartment for the high season.

An investment that won't disappoint:  
**top-of-the-range amenities, premium locations, energy efficiency.**

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



Keep the freedom to use your property when you want and, at the same time, get the most out of renting out your property during the high season.

CHOOSE OUR  
COMMERCIAL LEASE:

TERRÉSENS VACANCES

- Each year, you control your personal use.\*
- Rentals advertised via the largest tourism sales networks.
- Flexible rental income according to your occupancy choices.
- VAT recovered (20%) on the sum paid for your purchase\*\*.
- Concierge service for owners.



CLASSIC OPTION

For if you prefer to plan out your rentals yourself (e.g., via a property agency) without receiving the advantage of VAT recovery.

CHOOSE THE NON-EXCLUSIVE  
MANAGEMENT MANDATE :

VIA TERRÉSENS AND/OR  
AN ESTATE AGENCY

- Renewable each year, according to your preference.
- Just let us know at any time which weeks you want to rent out your property.



BASIC OPTION

Want to rent out your property yourself and only make use of the para-hotel services?

CHOOSE THE PARA-HOTEL SERVICE  
AGREEMENT:

TERRÉSENS CONCIERGERIE

- Offering reception of renters, key handover, status report at arrival and departure, cleaning, linen service, welcome 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 recovery: 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.



PARTNERS

Professionals  
in construction & management!



SPECIALIST IN THE MOUNTAINS SINCE 2008!  
.....



• DESIGN AND BUILD

Our Group gets involved as soon as a property is identified. After a study is conducted by our development department, we rigorously select sites. This choice is key because it ensures the best investment: “location, location, location!” is our motto.  
We then approve the following steps: property market studies and benchmarking, as well as project design with architects and rental assessments by our management service.  
In the building of residences, we act as the property developer or co-developer, or otherwise provide project management support.

• MARKET AND ADVISE

Immoé, a subsidiary of the TERRÉSENS Group, markets the properties (apartments, chalets, villas, etc.). In order to limit the number of intermediaries, we operate with our own network of consultants in France and abroad.

• MANAGE

Our management team independently studies, selects, and verifies future property development projects to ensure sustainable and worry-free management. They ensure the monitoring, technical follow-up, and rental management of apartments for property owners who choose to rent with Terrésens Hôtels & Résidences.



A subsidiary of the Terrésens Group, Terrésens Hôtels & Résidences works for participating homeowners to manage exceptional properties by the sea or in the mountains, while offering a concierge service before and during their stay.  
Terrésens Hôtels & Résidences selects **first-rate destinations with strategic locations** (resort centre, ski access, sea view, etc.) to ensure each managed property is always occupied.

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

The dedicated sales team sells stays at the properties, relying on European sea and mountain holiday specialists to rent owners’ apartments.

FIND OUT MORE ABOUT  
TERRÉSENS  
IN VIDEOS



Our group



Our properties



**OPERATION NAME:**

Le Morok

**OPERATION ADDRESS:**

Route de Flaine  
74300 Les Carroz-D'Arâches

**OPERATION TYPE:**

Residential commonhold for tourism

**UNITS:**

67 apartments, from 1-bedroom cabins to 3-bedroom triplex cabins

**AMENITIES:**

Reception, playroom, car park, storage/cellars, ski lockers, indoor pool, wellness space.

**DEVELOPER:**

Terrésens

**MANAGER:**

Terrésens - Hôtels & Résidences

Find all of our developments at [www.terresens.com](http://www.terresens.com)

Check out our holiday rentals at [www.terresens-msh.com](http://www.terresens-msh.com)

Follow our group on social media



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**TERRÉSENS**  
PROPRIÉTÉS

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