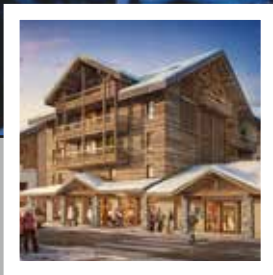
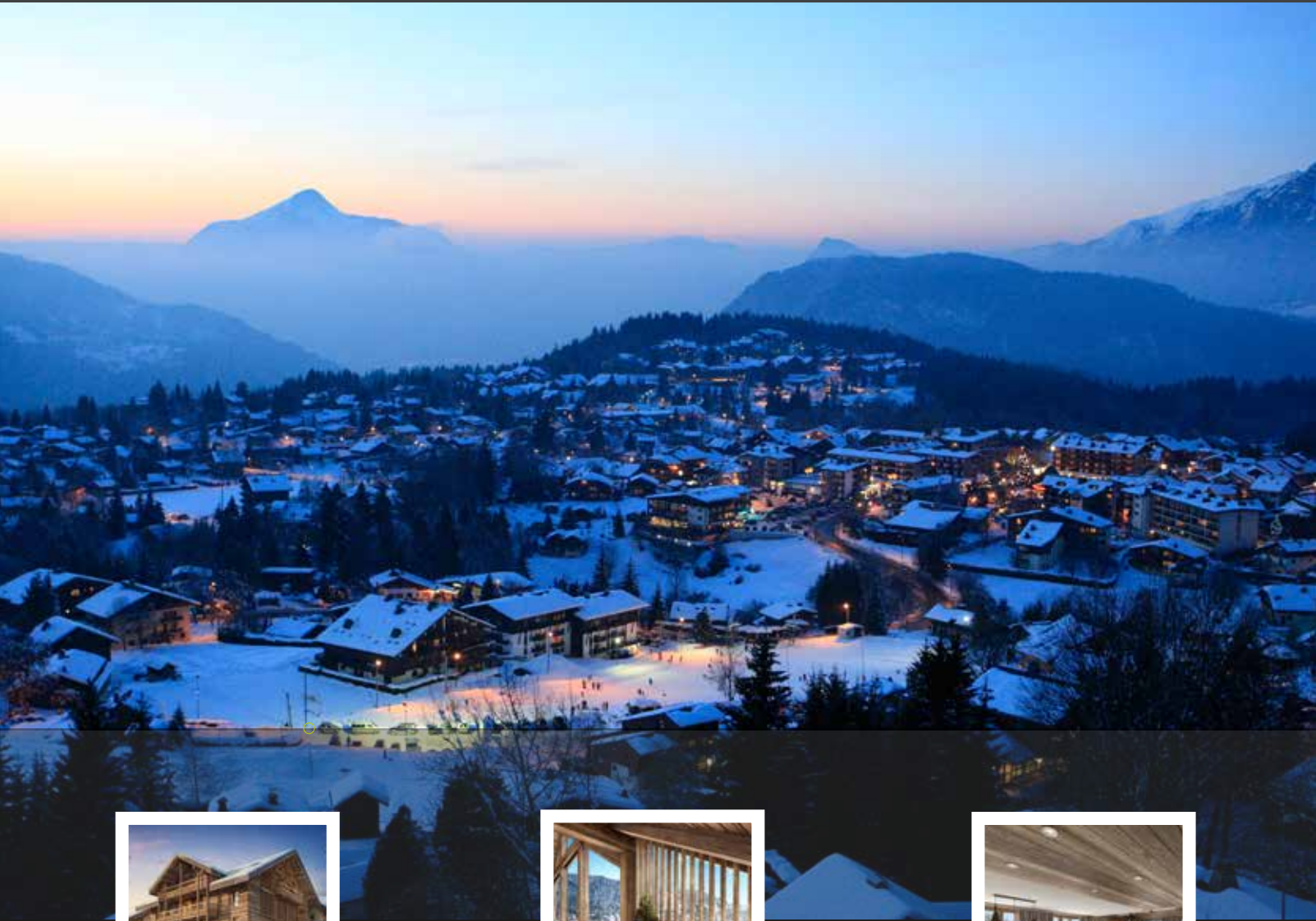


LES CARROZ D'ARÂCHES

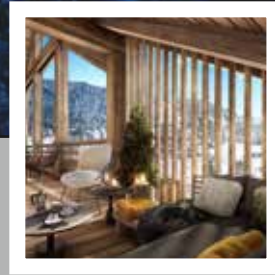
HAUTE-SAVOIE MONT-BLANC FRANCE (74)

L'HERMITAGE
de *Clémence* ❄️

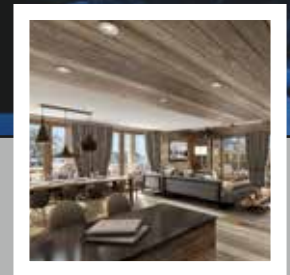
#L'HERMITAGE DE CLÉMENCE #CRT #ESSENTIAL RANGE



22 Apartments



Village centre



Top-of-the-range amenities

GRAND MASSIF AREA

Les Carroz d'Arâches: a village name that intrigues visitors. It illustrates the diversity of the peoples who discovered our mountains and left their traces in the names given to the sites located there. Carroz comes from the Celtic word "Kaer," meaning a stony place, and it was given to the area by the first Celtic peoples, the Allobroges. The term Arâches or "arasca," in its older form, is of Ligurian origin. Then came the Romans and written communication was adopted for the first time. The words "carre" meaning crossroads and "arrachi" (tear off, clear) could have resulted in the name Carroz d'Arâches, as the original alpine pastures were located at a crossroads.

In the 1950s, the number of constructions increased and Carroz, a ski resort since 1936, became a village whose population would continue to grow in relation to Arâches, the capital where the town hall is located today. The constructions would thus initially be expanded on an EAST-WEST axis, sometimes hiding the remains of a past that visitors can discover.

1936: KÉDEUZE SKI LIFT

In 1936, construction of the 1st ski lift in Les Carroz began at the site of the current cable car. The "La Quédeuse" or "Kédeuze" ski lift was created two years later. It was replaced in 1954 and is still "the longest ski lift built to date" in France and the 2nd longest in Europe, at 1,600 meters, which can be covered in 12 minutes, by 200 people per hour.

This first piece of equipment, a symbol of an era of tourism pioneers, was a unique achievement in craftsmanship and was designed at the workshops of the Carpano and Pons watchmaking establishments in Cluses.

1947: "Figaro" ski lift, still in operation today ("Télé-Carroz" ski lift / "Figaro" piste).

1954: Kédeuze cable car, replaced in 1975 and again in 2004, serving 2,700 people/h.

1964: Les Carroz has 5 ski lifts.

THE 80s:

New equipment is put into operation, including:
Link with Morillon / Link with Flaine and Samoëns.

1981: THE CREATION OF THE GRAND MASSIF

The beginning of the 1980s was a turning point in the history of the resort with the creation of the Grand Massif, its 5 linked resorts and its 265 km of pistes.

THE 90s:

Installation of an artificial snow cover network for greater skier comfort.

THE 2000s:

The Les Carroz ski area, operated by Soremac, was ISO 9001/v2000 certified and work on the cable car departure station was undertaken in the spring of 2007 and completed at Christmas 2008.



How to get here

Les Carroz, the shortest route to the ski pistes!



Autoroute A40.
Exit 19: Flaine - les Carroz, then RN 205 to Sallanches, at the roundabout, take the D6 road to Arâches, then Les Carroz is 15 min away.



From Cluses: 30 to 45 minutes / Consult timetables at the Les Carroz tourist office
From Geneva Airport from mid-December to mid-April.

Cluses SNCF station: 19 minutes

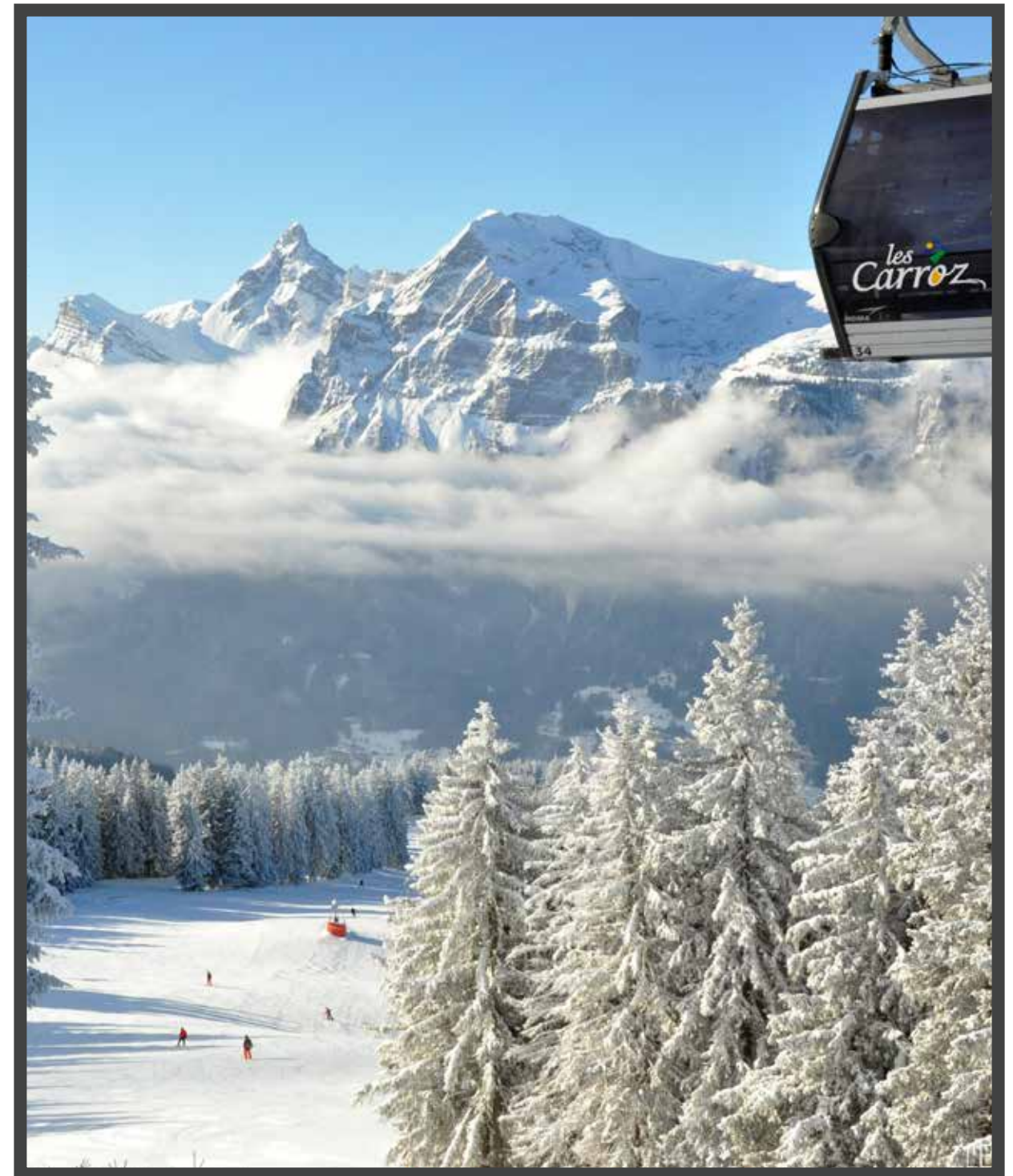


Geneva Airport: 55 minutes
Buses, taxis or other transport companies provide transport to Les Carroz.
Lyon Airport: 2h



L'HERMITAGE
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- Geneva: 55min
- Lyon: 2h
- Milan: 3h, 30min
- Marseilles: 4h, 40min
- Paris: 5h, 30min
- Bordeaux: 7h
- Lille: 7h, 20min
- Nantes: 8h, 20min



WHERE AUTHENTICITY MEETS FRIENDLINESS

The village of Les Carroz is a ski resort located in the heart of Haute-Savoie, with a large ski area: the Grand Massif. It is one of the largest ski areas between Geneva and Chamonix. It includes 5 linked ski resorts at altitudes of 700 m to 2500 m: Flaine, Les Carroz, Morillon, Samoëns and Sixt. The Les Carroz ski resort, at 1140 m, is the quickest and closest entryway. The only direct access to the Grand Massif is from Les Carroz 1500.

The Les Carroz ski resort located in the heart of the Grand Massif is classified as a Family Plus resort and provides access to the ski area from the resort centre. Free parking with 550 spaces and free ski shuttles and ski lockers at the foot of the Kédeuze cable, allowing easy access to the pistes.

PROFILE



ALTITUDE:
1140 m to 2500 m



LOCATION:
Grand Massif



EXPOSURE:
West



CHARACTERISTICS:
Ideal location
Guaranteed snowfall



ACTIVITIES:
Winter and Summer Resort
Multi-activities



LABEL:
Family +

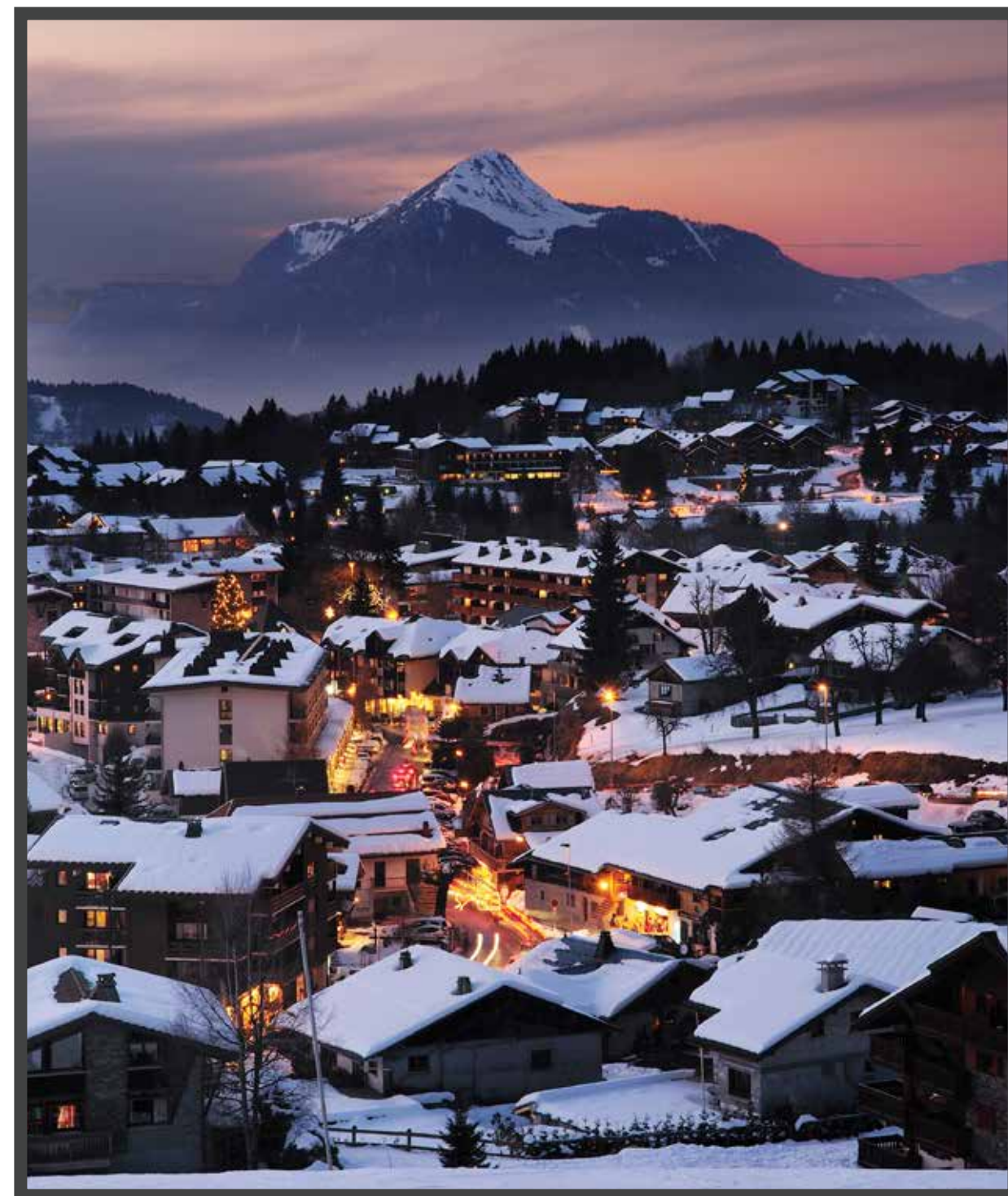
BENEFITS AND BEST PLACES

BENEFITS:
Quick access from Autoroute A40
Free parking
Diversified area

THE BEST RESTAURANTS ON THE PISTES:
Les Molliets (on the Flaine road, at the foot of the Molliets chairlift)
Haute Combe, in the 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



1,2,3... strap in!

GRAND MASSIF



265 km of runs



144 ski runs



72 Cable cars

GREEN RUNS
60

BLUE RUNS
17

RED RUNS
53

BLACK RUNS
14

SNOW PARKS
12



GRAND MASSIF



"Fun Zones"

1 Cascades Experience / 1,4 km de descente en pierre naturelle / Cascades Experience / 1,4 km de descente en pierre naturelle.

- FLAINE**
 - 1 Ze Balance
 - 2 Urban's
 - 3 Ze Funny Slope
 - 4 Espace luge
- MORILLON**
 - 1 Ze Mâché Safari
 - 2 Ze KidsPark
 - 3 Ze FinkyPark
- LES CARROZ**
 - 1 Wings
 - 2 Cool Zone de l'Onas
 - 3 Boardcross
 - 4 Speed Experience Zone
 - 5 Espace luge
 - 6 Luge sur rail "Speed Dragon"
- SAMOËNS**
 - 1 Ze SeptSnake
 - 2 La Froid Myofortune de ZipPump
 - 3 Zouzou Park (Espace luge)
- SIXT**
 - 1 Ze Zibobob
 - 2 Espace luge



"Freeride Zones"

- FLAINE**
 - 1 Agate
 - 2 Combe de Veret
 - 3 Combe de Gers
- LES CARROZ**
 - 1 Corbiolache
- SAMOËNS**
 - 1 Corne
 - 2 DVA Park

*Pistes sécurisées non damées / Sécurized ungroomed pistes

SIXT

760m - Salvagny

INTÉRIEUR PETIT DES CASCADES

Intérieur sécurisé non damé / Intérieur sécurisé non damé

SAMOËNS

700m - Village

SAMOËNS

800m - Vercland

MORILLON

1100m - Les Essarts

MORILLON

2000m - Village

LES CARROZ

1200m - Village

FLAINE

1740m - Yermant

FLAINE

1600m

LES CARROZ

1500m - Les Mathieux

Domaine GRAND MASSIF

LIMITÉ FORFAIT FLAINE / FORFAIT VILLAGES

	Piste facile	Easy run		Piste difficile	Difficult run
	Piste moyenne	Medium run		Piste très difficile	Very difficult run
	Parking	Parking		Télécabine	Gondola
	Casque	Ski pass drive		Téléjeu	Chair lift
	Toilettes	Toilettes		Traîneau	Drag lift
	Poste secours	First aid post		Téléski difficile	Difficult drag lift
	Espace piste-neige	Piste snow		Tapis	magic carpet
	Salles piste-neige	Piste snow		Animation nature	Nature activities
	Restaurant d'altitude	Mountain restaurant		Zone de protection animale	Wildlife protection area
	Panorama 360°	Panorama 360°			



SPEED DRAGOZ, the Les Carroz toboggan run

Thrill seekers go tobogganing day at night at the Les Carroz 4-season toboggan run.

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

Marked snowshoe trails in the heart of Les Carroz to discover alone or itineraries to discover with an instructor.

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

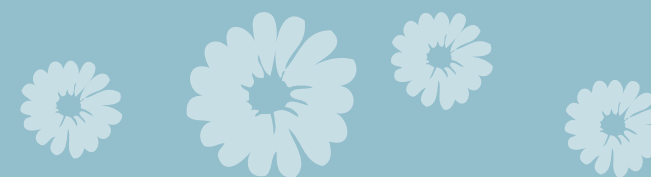
The northern area of Agy is located 12 km from Les Carroz towards Saint-Sigismond. It is open until the end of March, depending on the snow conditions. Ski buses run every day except Saturdays between Les Carroz and Agy, subject to registration at the tourist office.

SKI TOURING: ALL NEW!

3 marked routes from the Kédeuze Cable Car park.

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





AQUACIME MOUNTAIN SPA

The Aquacime is THE Haute-Savoie spa complex for your summer vacation in the Les Carroz mountains. It includes an outdoor swimming pool with heated water, large lawns for sunbathing, playing and resting, snacks, sliding slopes, a swimming pool and a learning pool, splash pads or small water jets for the little ones, a beach volleyball court and a wellness area that is open in the afternoon with an indoor Zen pool, sauna, hammam and more.

HIKING TRAILS

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

MTB

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

MOUNTAIN SPORTS WITH A GUIDE

The guides accompany you in your discovery of the typical sports practised on 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, enjoy the mountain flora and fauna, the scent of forest spruces and the taste of raspberries or blueberries.

THE FLAINE GOLF COURSE

The Les Carroz Flaine Golf Course is a magical place at an altitude of 1900 m, at the Col de Pierre Carrée, providing an exceptional view of the valleys and mountains of our Alps, where you can also admire the Mont Blanc and Jura mountains.

PARAGLIDING

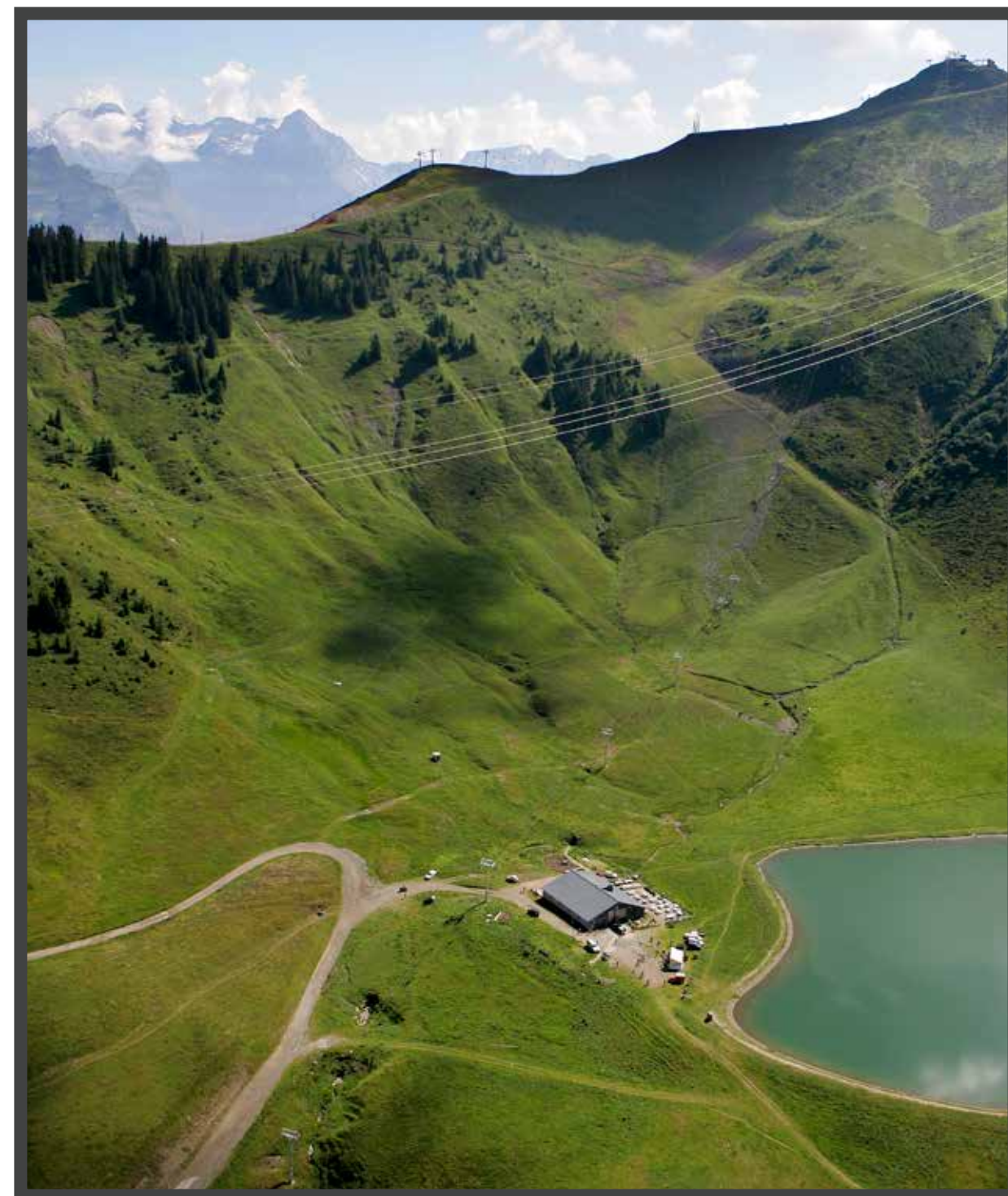
In the Les Carroz resort in Haute Savoie, two paragliding schools offer courses, first flights and tandem flights over the Alps:

- Air Passion
- Parapente Planète

CYCLING

Go road cycling at Les Carroz to take in some fresh air during your summer vacation. Sports shops rent 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.

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



Location...



- | | |
|--------------------|------------------|
| Restaurants | Shuttle |
| Rentals | Chair lift |
| Minimarket | Gondola |
| Film | Aquacime Spa |
| Pharmacy | Covered conveyor |
| Tobacco Newspapers | Tourist Office |

IN THE CENTRE OF THE RESORT!

The "L'Hermitage de Clémence" residential complex is located in the heart of the Les Carroz village. It is a true haven for spending time with family or friends.

Its ideal location allows residents to enjoy all of the resort's amenities on foot, including the tourist office, ski equipment rental, restaurants, shops, ski schools, etc.

Free shuttles are available at the foot of the residential complex, providing transport to the Kédeuse cable car in just a few minutes.

Welcome to your new home...

L'HERMITAGE de Clémence ❄️

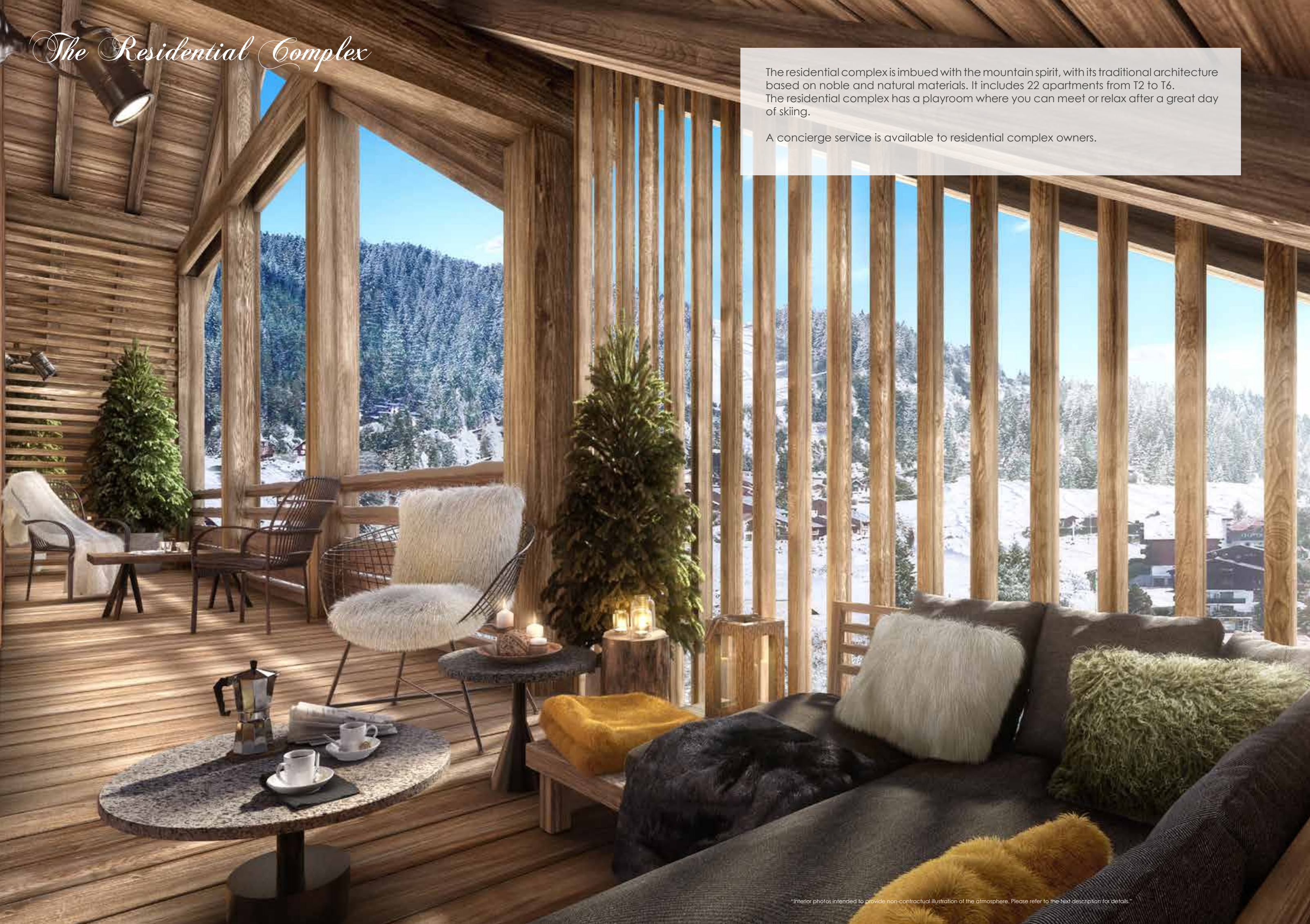
Les Carroz d'Arâches



The Residential Complex

The residential complex is imbued with the mountain spirit, with its traditional architecture based on noble and natural materials. It includes 22 apartments from T2 to T6. The residential complex has a playroom where you can meet or relax after a great day of skiing.

A concierge service is available to residential complex owners.

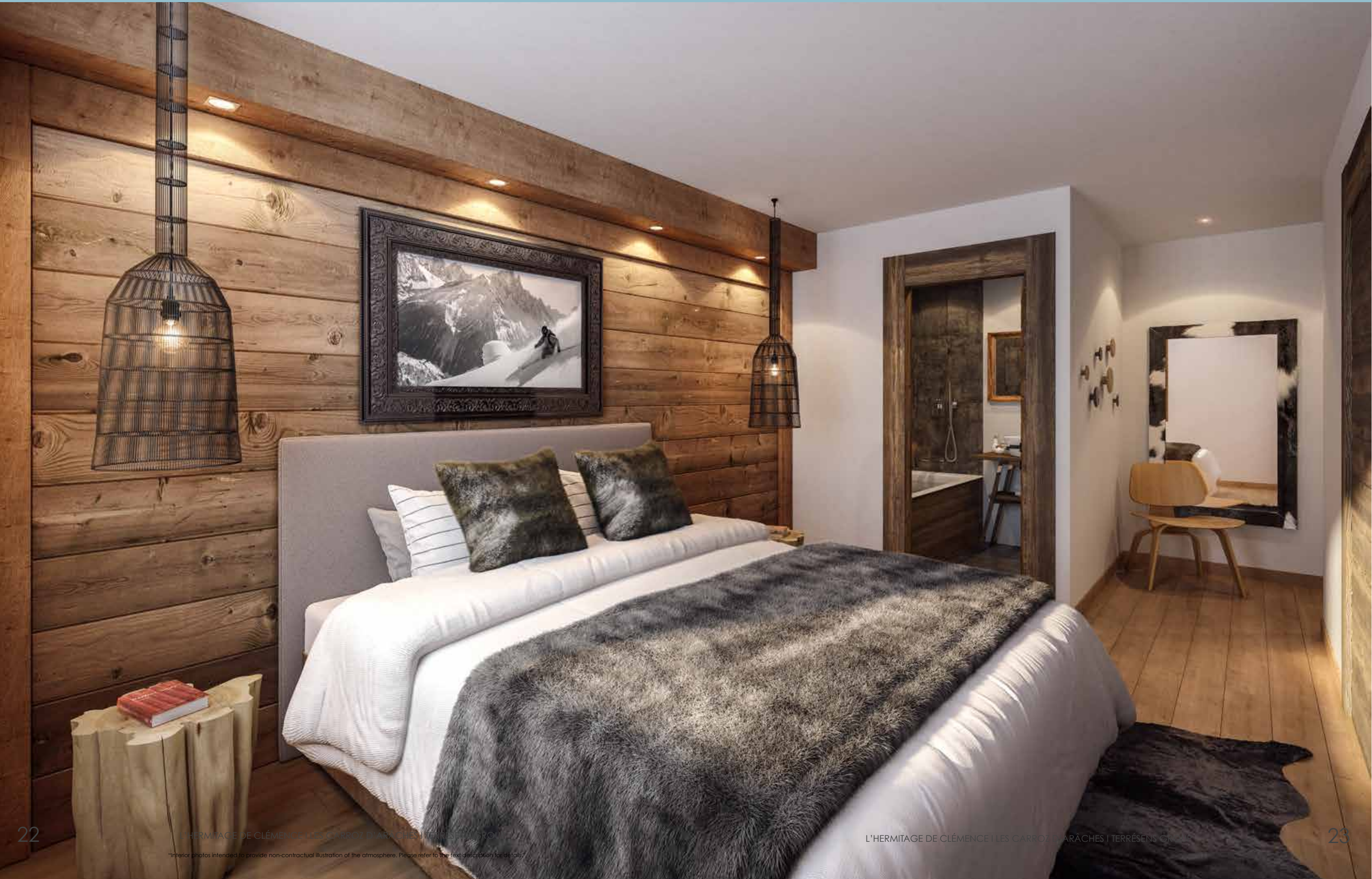


The lounge...

with top-of-the-range amenities



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



Anything is possible, nothing is imposed!

Let us know which rental option suits you best.

DYNAMIC OPTION



Do you want to reserve the **right to occupy your apartment as desired** but still benefit from **profitable seasonal rentals**?

Choose
Bail TERRÉSENS VACANCES:
Commercial lease

- You'll be able to occupy your residence for up to 6 months/year on an annual basis.
- Rentals advertised via the largest tourist distribution networks.
- Flexible rental income according your occupation choices.
- **(20%) VAT recovery on the amount of your purchase.***
- Concierge service for owners.

CLASSIC OPTION



Do you intend to use your property **as a second home and only rent it out on an occasional basis** (via a real estate agency)?

Choose our **management option**
TERRÉSENS GESTION:
Management Option

- Renewable each year, according to your needs.
- At any given time, just let us know which weeks are available for rent.

BASIC OPTION



Do you want to benefit from our **para-hotel services** while **managing the rental of your property yourself**?

Choose the **para-hotel service agreement**
TERRÉSENS CONCIERGERIE:

Tenant reception, handing-over of keys, entry/exit inspections, cleaning, household linen, presentation of wellness areas, etc.

(*) Claiming VAT: Art. 261 D 4e / Art 271 I and Art 271 IV of the General Tax Code (CGI); claim back the 20% VAT in connection with the acquisition of a furnished dwelling offering para-hotel services.

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 locations. This selection is essential since it guarantees the best investment: "Location, location, location" is our motto. Then, we approve the following steps: product market studies, benchmarking, as well as project design with the architects, our management service and future operator teams. To build residences, we act as developer/real-estate co-developer, or as project management support.

• MARKET AND ADVISE

Immoé, a subsidiary of the TERRÉSENS Group, markets the properties (apartments, cabins, villas, etc.). We operate with our own network of consultants in France and abroad.

• MANAGE AND OPERATE

Our management team independently studies, selects and verifies future property programmes to ensure sustainable and worry-free management. Depending on the project, its size, location or the type of residences, we entrust the operation of the residences to known, recognised managers, or we manage them ourselves. During the operation phase, our on-site teams ensure that residences are properly functioning and fully reserved, through the maintenance and technical supervision of all apartments and common areas.



A subsidiary of the Terrésens Group, Terrésens-Hôtels & Résidences for home-owners 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 strategically placed, first-rate destinations (centre/resort, direct skiing, sea view, etc.) to ensure that each of its residences are fully booked.


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.

TERRÉSENS-HÔTELS & RÉSIDENCES CONCIERGE

For a burden-free dream holiday at our residential complex, Terrésens-Hôtels & Résidences offers a Ultimate card, providing owners and their loved ones with access to various concierge services * For any personal requests, a concierge is at your disposal.

* Card offered for the first 3 years upon signing a commercial lease with Terrésens-Hôtels & Résidences

	SINGLE AND PERSONAL POINT OF CONTACT		IN-HOME HAIRDRESSER		UNPACKING YOUR PERSONAL BELONGINGS
	PRIVATE CHEF		MEDICAL ASSISTANCE		SKI PASS
	RESTAURANT RESERVATIONS		SKI WITH A CHAMPION		BABYSITTING
	DRY CLEANING SERVICE		HELICOPTER HELSKI BOOKING		AIRPORT TRANSFER & TAXI RESERVATION



OPERATION NAME:

L'Hermitage de Clémence

OPERATION ADDRESS:

Place de l'Ambiance
74300 LES CARROZ D'ARÂCHES

OPERATION TYPE:

Residential Holiday Co-ownership

ACCOMMODATIONS:

22 Apartments ranging from studios (T2)
to three bedrooms (T6)

AMENITIES:

Reception, concierge services,
indoor car park, etc.

NOTARY:

Sel Notalp, Selarl
Mr Julien Cerutti
Groisy (74)

DEVELOPER:

Terrésens

MANAGER:

Terrésens-Hôtels & Résidences
(Trademark of Terrésens Vacances)

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