

LES SAISIES

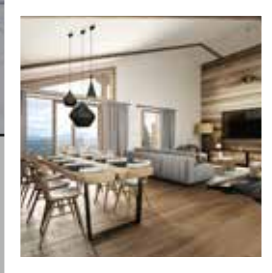
FAMILY RESORT & MOUNTAIN VILLAGE • FRANCE (73)



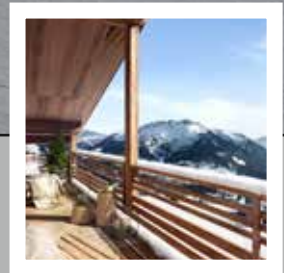
#L'ALTARENA #CRT4* #ESSENTIAL RANGE



30 Apartments
from 1 to 4 bedrooms



Top-of-the-range
amenities



Mountain
views

ESPACE DIAMANT

Once upon a time...

The resort of Les Saisies, a large plateau in Beaufortain, was founded in 1935 when Erwin Eckl arrived at Albertville station. The Austrian, a ski instructor from Innsbruck in Tyrol, alighted onto the platform at Albertville station on a beautiful morning in November 1935 with just a trunk and a pair of skis for luggage.

The first season went well and, having fallen in love with the area, Erwin Eckl decided to stay and set up his own business in the hotel industry. So he bought a barn with his father-in-law (he married a young woman from Lyon, Hélène Comte, on 8 August 1936) and they agreed to turn it into a hotel. Thus, the first hotel in Les Saisies opened its doors in 1936. The ski resort of Les Saisies was born!

The first ski lift in Les Saisies was built by Raymond Clément-Guy, in a place known as 'Les Pémonts', with materials from the 20s.

The French ski school in Les Saisies was set up in 1937 by Erwin Eckl and Georges Braisaz. By 1968, there were 13 instructors.

The Bisanne chairlift was built in the 1963-1964 season; the Periots, Soleil, Chamois, Palette, Boëtet, Gentianes and Marmotte chairlifts were built between 1971 and 1977.

In 1985, Claude Mathaly increased the number of ski lifts and connected them to Crest-Voland: Espace Cristal!

Régie des Remontées Mécaniques, a ski lift management company, was created in 1998 to differentiate the skiing business and enable the development and refurbishment of the ski area.

In 2005, Espace Cristal was replaced by Espace Diamant with the resorts of Les Saisies/Hauteluce, Crest-Voland/Cohennoz, Notre Dame de Bellecombe, Flumet, and Praz-sur-Arly.

The Natura 2000 site of Tourbière des Saisies, Beaufortain, Val d'Arly was listed as a Regional Nature Reserve in 2013.

The Signal des Saisies watersports and leisure centre and 'le 1650' bar, restaurant and bowling alley opened in 2014.

Franck Piccard, a native of Les Saisies and an icon of the resort, enjoyed a successful sporting career (bronze medal in downhill and gold in super-G at the Calgary Olympics in 1988, silver medal in downhill at the Albertville Olympics in 1992). Nowadays, he keeps busy with his hotel, Le Calgary.



How to get here



From Savoie: Autoroute A43 to Albertville
Massif du Beaufortain exit

From Haute-Savoie/Geneva: Autoroute A40
Sallanches exit



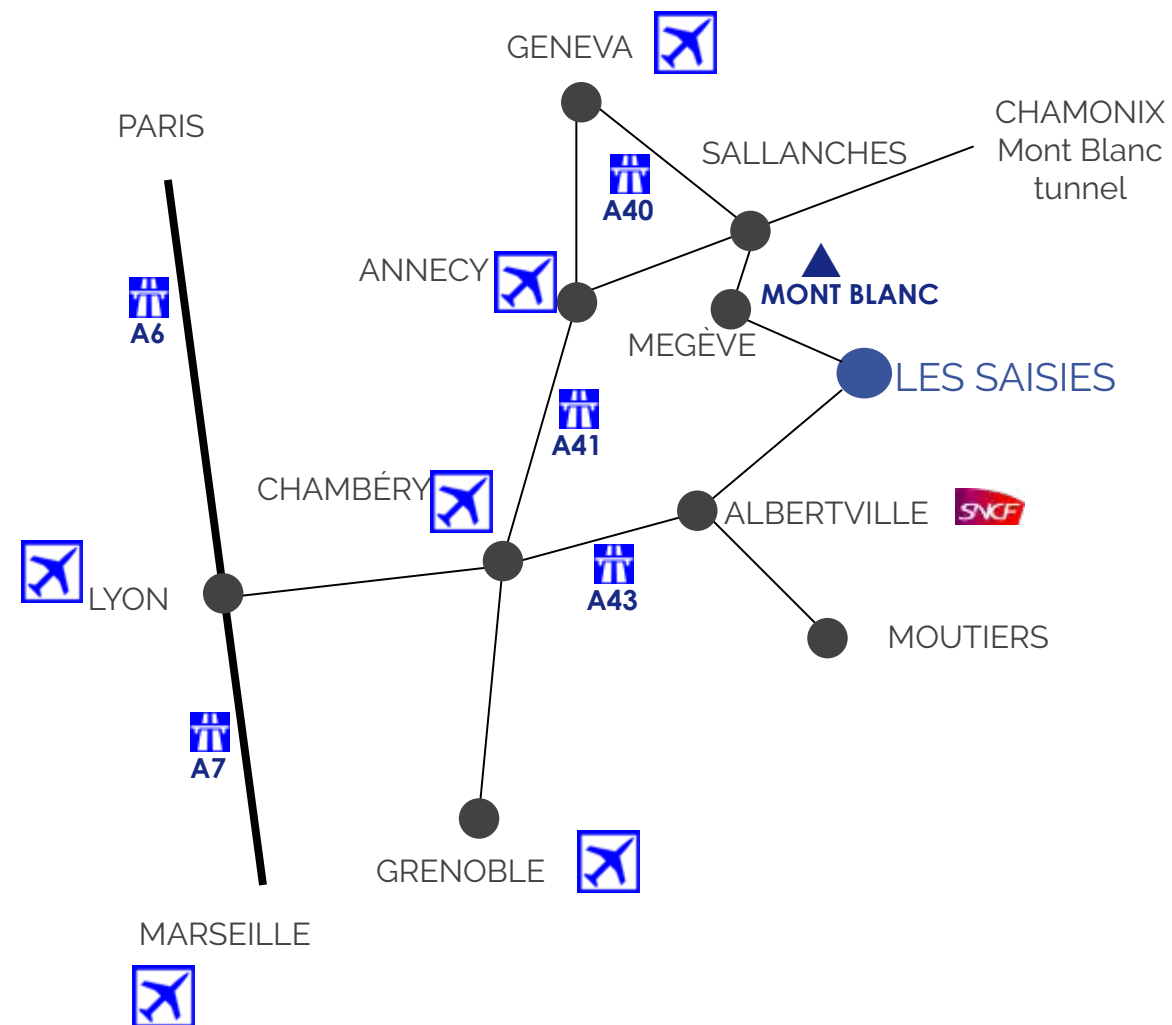
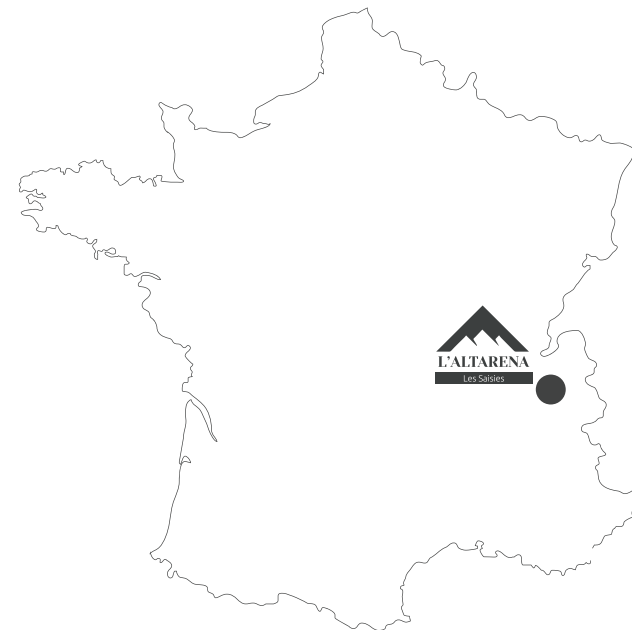
Albertville station (Bourg-St-Maurice line):
Direct trains from Paris
TGV Paris - Albertville: Approx. 3 hrs 40 mins



Geneva Airport: 106 km - 1 hr 30 mins
Grenoble Airport: 110 km - 1 hr 30 mins
Chambéry Airport: 80 km - 1 hr 15 mins



Shuttles between Albertville and Les Saisies



Made famous by the cross-country skiing and biathlon events in the Albertville Olympics in 1992, this ski resort offers board sports and a multitude of leisure and wellness activities for the whole family. Linked to Espace Diamant, this ski area consists of various routes, in the heart of an unspoilt environment made up of mountain pastures and spruce forests. But it is undoubtedly the beautiful scenery and stunning views of Les Saisies that will surprise you most.

A friendly village resort, Les Saisies has preserved its character and authentic architecture.

RED CARPET FOR THE WHITE LANDSCAPE

At 1650 m, snow is guaranteed. Les Saisies in Savoie has a favourable microclimate, welcoming mountain pastures and high-tech packing that preserves the runs and allows you to ski in and out of the resort. Snow guns cover 45% of the ski area.

Average snowfall in Les Saisies and Beaufortain is higher than at other resorts.

PROFILE



ALTITUDE:
1000 m to 2070 m



LOCATION:
Beaufortain



CHARACTERISTICS:
Espace Diamant
Guaranteed snowfall
One of the highest cross-country skiing areas in Europe (between 1650 and 1720 m)



ACTIVITIES:
Winter and Summer Resort
Multi-activity



LABEL:
Nordic site
Large resort area
Charming village resort



BENEFITS:
Family village resort
Exceptional views
Water sports centre
Excellent mountain bike resort

TWO AREAS TO CHOOSE FROM

The ski areas can be accessed from:
Les Saisies, Hauteluce or Bisanne 1500!

LES SAISIES AREA:

77 km of runs for all abilities (from beginners to advanced).

ESPACE DIAMANT:

192 km of leisure skiing between Beaufortain and Val d'Arly. You can ski in and out of the linked village resorts of Praz-sur-Arly, N.D. de Bellescombe, Flumet, Crest-Voland, Les Saisies and Hauteluce.

An authentic family village resort!



Exceptional views...

A unique face-to-face with Mont Blanc.



3, 2, 1 - get your skis on!

Espace Diamant



192 km of runs



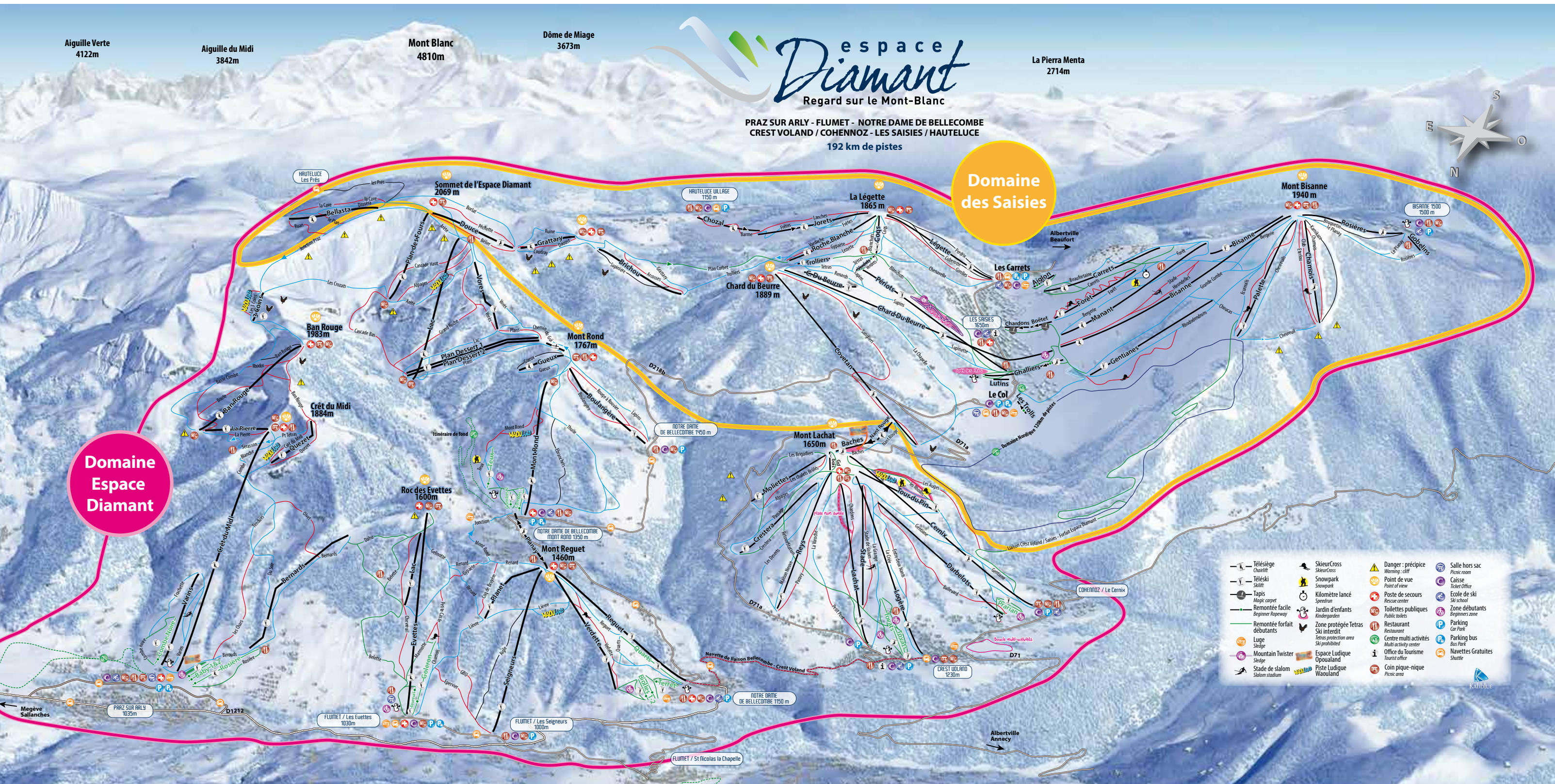
160 ski runs



81 ski lifts



3 boardercross areas





1 Nordic Park

Raphael Porée, French biathlete



ALPINE SKIING

On a vast and spectacular plateau bathed in sunshine all day long, breathtaking scenery awaits you with 360° views of Mont Blanc, the Massif de Beaufortain and the Aravis mountain range. Thanks to its high altitude, Les Saisies benefits from exceptional snowfall, so you can ski until late April every season.

As well as the ski area in Les Saisies, you have access to the 6 varied ski areas of the 'Espace Diamant' village resorts.

With enchanting forests and unique perspectives, every day of skiing is a new adventure!

NORDIC SKIING

An exceptionally snowy and sunny place awaits you on the Col des Saisies plateau.

From the first snowfall, the area, approved by France Ski de Fond, offers several kilometres of safe, packed and marked out runs.

Through the forest, among the black grouse, you will follow in the footsteps of Olympians at your own pace, cross-country skiing or skating, on competition or theme runs.

The Nordic area of Les Saisies has been one of the most famous in France since the Olympics were held there in 1992. The resort opened the first 'Nordic Park' in France, a learning space with recreational facilities where beginners can pass through hoops, jump over bumps and zigzag between gates to help them learn to skate, walk, slide, and go up and down.

The 'Nordic Park' in Les Saisies is the first in France. The aim was to attract new visitors to practise this sport, which is now the most obvious and natural way to discover the mountains.

SKI TOURING

Enjoy a day of ski touring far from the ski lifts.

Make sure you carry suitable equipment for this sport (skis, shoes, sealskin, backpack, etc.). Safety equipment is provided at the resort (AVD, shovel, probe, etc.).

BIATHLON

Try out biathlon in the lands of our ambassador Raphaël Poirée and athletes Justine Braisaz and Julia Simon. An activity combining Nordic skiing and rifle shooting. A mix of effort, precision, concentration and control.

Sessions open to beginner Nordic skiers.

Introductory session available for children with laser rifles.

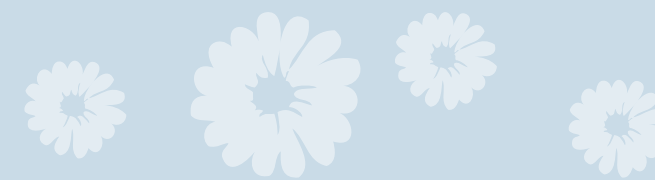
MOUNTAIN TWISTER

This all-season, rail-mounted sledge gives Les Saisies a 'Space Mountain' feel. This thrill-seeking attraction is almost 800 metres long with passages up to 8 metres above the ground.

Powerful acceleration, banked turns, 360-540° spins, a succession of waves and more guarantee an adrenaline rush! For the less adventurous, there is a braking system to control your speed! Completely safe attraction for ages 3 and up. Children under 8 must be accompanied by someone over 1.4 m.



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MOUNTAIN BIKING

'Les Saisies is the perfect place for all kinds of biking.[...]

Mountain biking is always centre stage, from the play park to downhill through endurance (route in Beaufortain) and, of course, cross country - anything is possible here. There are mountain biking facilities for everyone, from families who want to give it a try to experts.

There are also plenty of events at the resort of Les Saisies to promote biking, especially the Diamant VTT'.

Vincent Ancelin, rider.

Les Saisies is an excellent mountain bike resort, where you can do all kinds of biking.

From cross-country tours to downhill through endurance, anything is possible in an unspoilt natural environment (with Mont Blanc in the background) and appropriate terrain.

Les Saisies is becoming more and more important in the world of cross-country and downhill mountain biking

- 175 km of cross-country routes certified by the French Cycling Federation, spread over 13 tracks for all abilities;
- 2 new Peugeot VTAE routes;
- 13 downhill tracks (8 on la Légette and 2 on le Chard du Beurre) that can be accessed via 2 ski lifts, from the black run to the green run, 2 North Shore areas;
- 5 endurance routes (from Les Saisies to Hauteluce, Beaufort, Villard sur Doron, Queige and Albertville) on technical and fun natural trails;
- 1 pump track, with free access for all vehicles with wheels but no motor (mountain bikes, BMXs, roller skates, scooters, skateboards, etc.); - Paved tracks, with whoop-de-dooos, tables, banked turns, etc. Protective equipment such as helmets must be worn for your safety;
- 1 introductory fun cross-country loop next to Signal;
- 1 free charging station for electric bikes at 1650 m

LE SIGNAL: WATER SPORTS AND LEISURE CENTRE!

A space for the whole family to enjoy water-based activities with jets, geysers, rivers, swan neck fountains, lane ropes, children's pool and more. There is a water activities programme for fitness and exercise.

200 m² leisure pool, 2 x 20 m lanes for swimmers, and a children's pool of approximately 35 m².

Aqua gym and aqua bike classes, swimming lessons, etc.

Activity programme available from reception.

But also...

HORSE RIDING

FISHING

HIKING AND HIGH-ALTITUDE MOUNTAIN RUNNING

CANYONING

PARAGLIDING

WHITE WATER SPORTS

RACKET SPORTS

ARCHERY

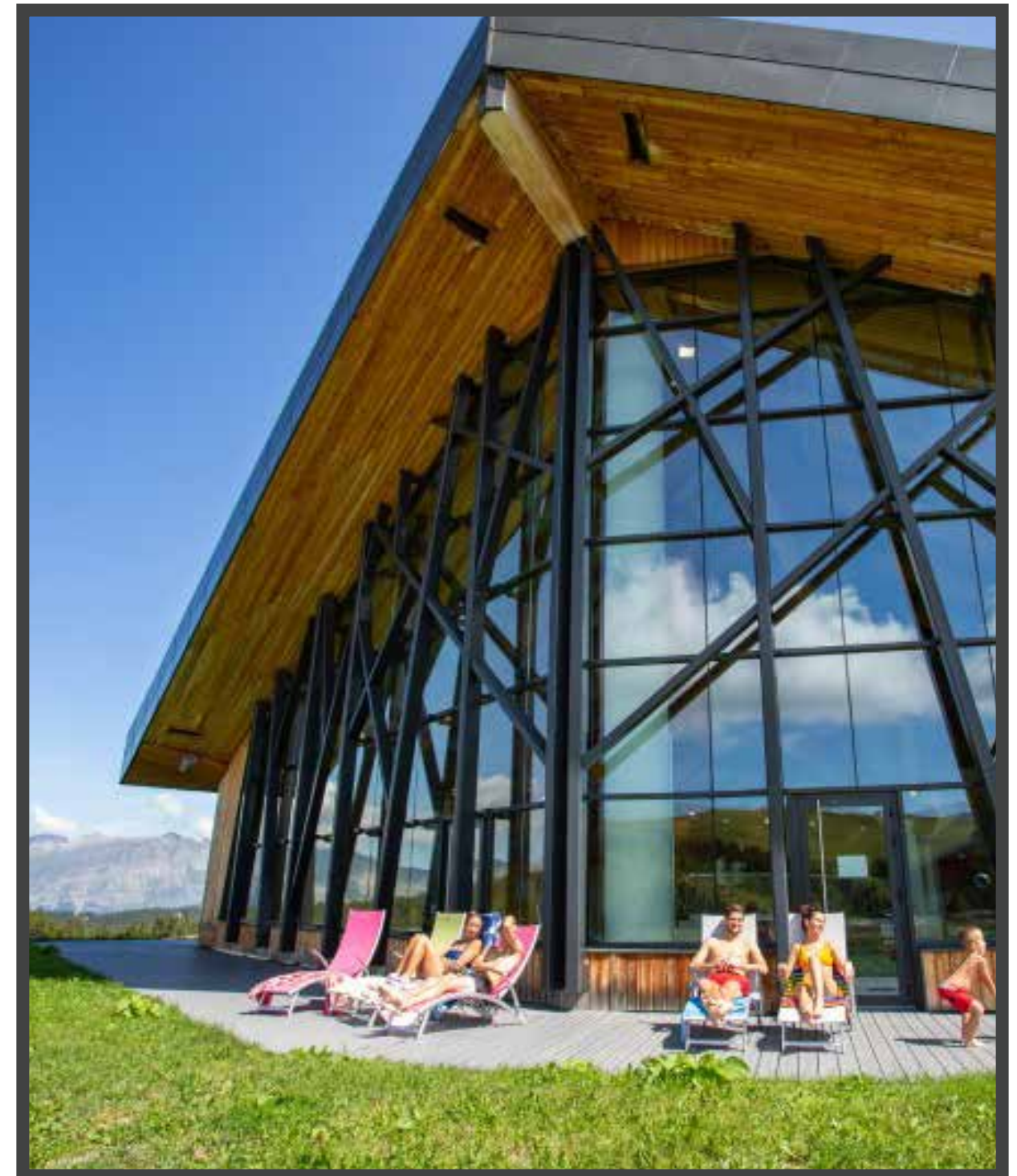
PLANE OR HELICOPTER RIDES

TRAILS

VIA FERRATA

LEISURE CENTRE

AND MORE





LES SAISIES

Resort centre:
2.4 km - 4 mins by car
La Légette chairlift:
1.6 km - 2 mins by car
Free shuttles

Summit
La Légette
1865 m

Group 1



Group 2



Nantailly stop - in front of the residence
Free shuttles in summer and winter
Les Saisies-Hauteluce line

A natural environment...

The 'L'Altarena' residence is located a few minutes by car from the resort centre and ski lifts. Its natural environment and panoramic mountain views make it a peaceful haven for a stay in the mountains.

It is made up of 8 small, south-facing chalets.
It offers 30 1-bedroom to 4-bedroom duplex apartments.



Illustration is provided for information purposes only and is not binding.

A breathtaking view...

facing due south.

Because the residence is fully south-facing, residents have a clear view of the surrounding mountains.



Your apartment...

top of the range with refined décor



These light and practical apartments have a fully equipped kitchen and fitted bathroom. The furniture combines comfort, authenticity and modernity. Every apartment has a parking space, a cellar and a heated ski locker.

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Anything is possible, nothing is imposed!

DYNAMIC OPTION



Enjoy great freedom of occupancy, while also enjoying a profitable level of seasonal rental income.

Choose
Bail TERRÉSENS VACANCES:
Commercial lease

- Every year, you decide when you are going to stay at your home*.
- Your property is rented through the top tourist distribution networks.
- You can tailor your rental income to suit to your own occupancy needs.
- Reclaim VAT (20%) on the purchase price**.
- Concierge service available to homeowners.

CLASSIC OPTION



You may prefer to manage the rental yourself (like an estate agent) without benefiting from VAT recovery.

Choose our management option
TERRÉSENS GESTION:
Management option

- Renew each year to suit your needs.
- Simply let us know which weeks you would like to rent out your property at any time.

Let us know which rental option suits you best.

BASIC OPTION



Rent out your property yourself, while benefiting from hotel-style services.

Choose the para-hotel service
agreement
TERRÉSENS CONCIERGERIE:

- These include preparing for and welcoming tenants, providing check in, inventory on arrivals and departures, cleaning, linen, tours of the apartment complex etc.

(*) For up to a maximum of 182 days per year when purchasing a furnished apartment that offers para-hotel services.

(**): 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. profitability calculated according to the price of the property+furniture excluding VAT.



LB Immobilier is a local developer from Chablais that works with local companies to build its homes. The group maintains its presence through commercial agencies in Morzine, Les Gets, Châtel, Thonon and Evian.

LB Immobilier is managed by Laurent Bailet, who took over the management of the family business in 1994.

Above all, as a real estate developer, Laurent Bailet develops his buildings within the department and the Gex region by selecting sites in prime locations and producing real estate creations on a human scale, integrating perfectly into the landscape and respecting local lake and mountain regulations, for French and English-speaking customers.

In 2010, he opened real estate agencies in Abu Dhabi, Kuwait and Dubai under the name VENDÔME INTERNATIONAL PROPERTY, offering second homes around Lake Geneva to a Middle Eastern clientèle.

To better meet customer needs, a new custom oversight service for second homes was created under the name Bailet Privilège Services, along with the LB Transactions structure, providing a nearby property resale service.



CHALET BRUNE - MORZINE



LES LOGES BLANCHES - Les Gets



LES SOURCES D'AULPS - MORZINE



LE BOIS DES FÉES - Les Gets

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.

A subsidiary of the Terrésens Group, Terrésens - Hôtels & Résidences works 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 (resort centre, ski-in/ski-out, 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 dream and hassle-free holiday at our residences, Terrésens - Hôtels & Résidences offers a "Terrésens - Hôtels & Résidences Ultimate" card, providing owners and their loved ones with access to various concierge services*. Your concierge is at your disposal for any personal requests.

* 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 AND HELISKI BOOKINGS		AIRPORT TRANSFERS TAXI RESERVATIONS



OPERATION NAME:

L'ALTARENA

OPERATION ADDRESS:

Route du Col des Saisies
73620 Hauteluce

OPERATION TYPE:

Residential holiday co-ownership

ACCOMMODATION:

30 apartments, spread across 8 chalets,
from 1-bedroom to 4-bedroom duplex

AMENITIES:

Reception, concierge services, cellars,
underground and outdoor car parks, heated
ski lockers, etc.

NOTARY:

Étude SELARL Notariale Val Abondance
Bruno CHAUVET

DEVELOPER:

LB Création Immobilière

SELLER:

Terrésens Propriétés

MANAGER:

Terrésens - Hôtels & Résidences
(Trademark of Terrésens Vacances)



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