

# FURNITURE & TECHNICAL CATALOGUE

*Winter in the mountains...*

**2020-2021 COLLECTION**





Le Hameau de Barthélémy  
LA ROSIÈRE (73)

## THE DIFFERENT RANGES

Our apartment complexes come in 4 ranges, according to their size.

### THE ESSENTIALS RANGE

'Mini' apartment complexes, with between 15 and 20 apartments, where the focus is on location (resort centre, at the foot of the slopes) for customers seeking peace and relaxation.

- Reception
- Concierge services for owners



### THE EXCLUSIVE RANGE

'Intimate' apartment complexes, with 20-50 apartments, where the focus is on 'premium' services.

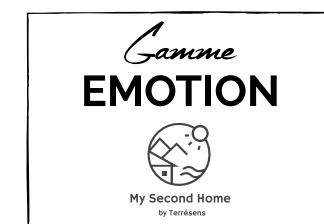
- Reception & wellness:
- Spa, jacuzzi, hammam, treatment room (can be made private on request).
- Concierge services for owners



### THE EMOTION RANGE

'Family' apartment complexes, with over 50 apartments, where the focus is on services (pool, spa) for family and leisure breaks.

- Reception & premium wellness:
- Indoor pool, spa, jacuzzi, hammam, treatment room, bar, playroom...
- Concierge services for owners



### DADDY POOL HOTEL

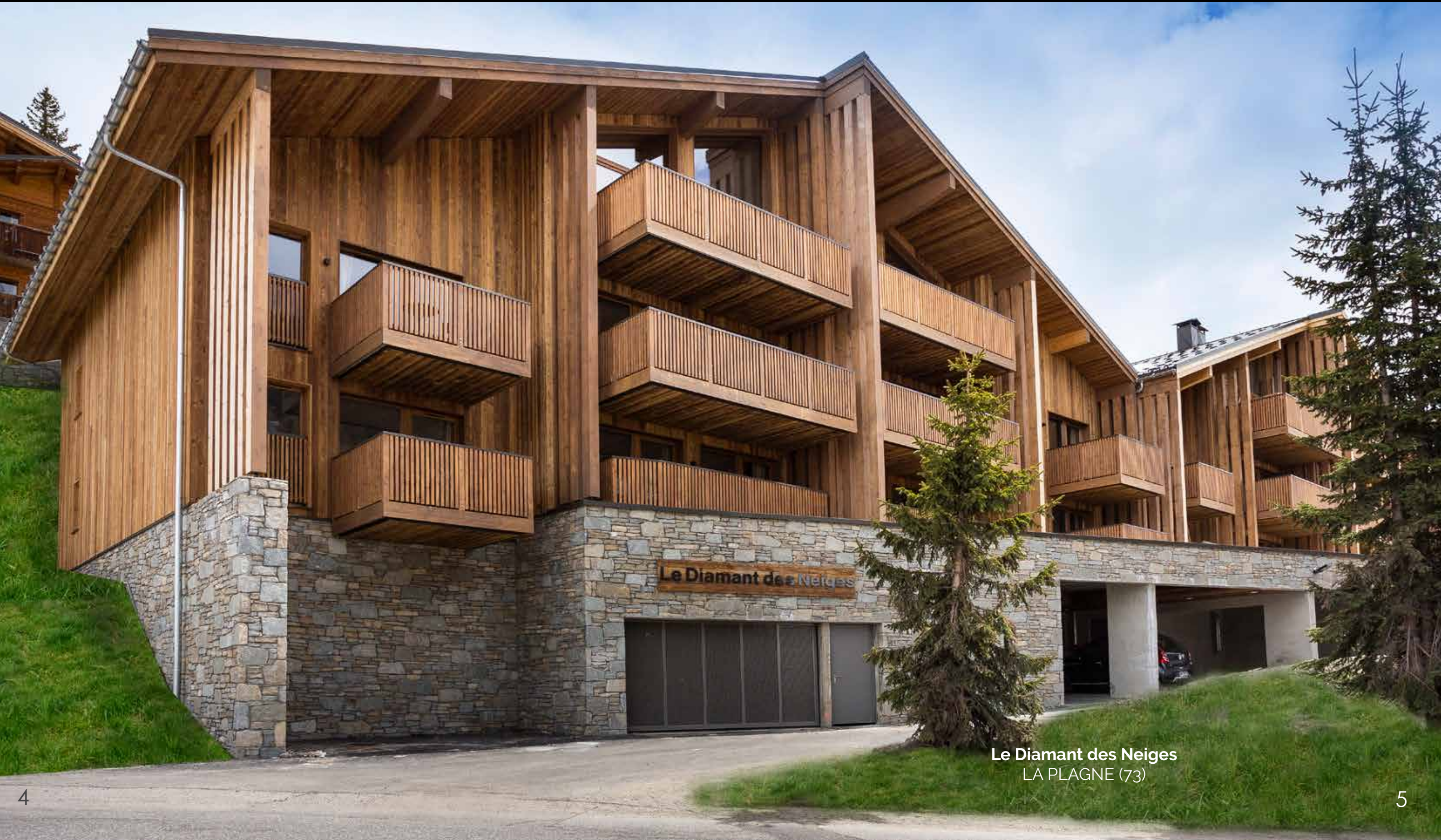
**EMOTION APARTMENT COMPLEX WITH 50+ APARTMENTS**  
Aparthotel with 50+ apartments. Per-night rental.  
Customisable apartments.  
Several services: tapas bar, pool, spa...





## TECHNICAL ASPECTS

*Our expertise as a developer!*



**Le Diamant des Neiges**  
LA PLAGNE (73)



# Construction package

1

## BIOCLIMATIC DESIGN

From the first stroke of the pencil, our bioclimatic architecture approach is based on the immediate environment in which the apartment complexes are to be built: the lie of the land, its gradient, its exposure, ground conditions and the presence of forests. This information is of direct relevance to the energy performance of the building. There may be benefits to make the most of or constraints to be managed.

2

## REINFORCED CONCRETE AND MOUNTAIN STRUCTURE

The structure of our buildings is key to addressing site suitability and ground condition constraints as well as the earthquake safety standards applicable to buildings in mountainous areas. Our partner design offices, recognised for their expertise in mountainous areas, pay particular attention to the performance of the structure (supports, foundations, reinforced concrete, timber frames, etc.), but also the design of non-structural elements (partitions, suspended ceilings, chimneys, etc.).

3

## EXTERNAL REINFORCED INSULATION

Weather conditions, which can sometimes be extreme in the mountains, mean close attention must be paid to the quality of insulation of the buildings. In order to respond to future regulatory changes (RT 2020), our buildings incorporate high-performance external reinforced insulation or self-insulation materials. These construction principles combat thermal bridges and energy waste.

1



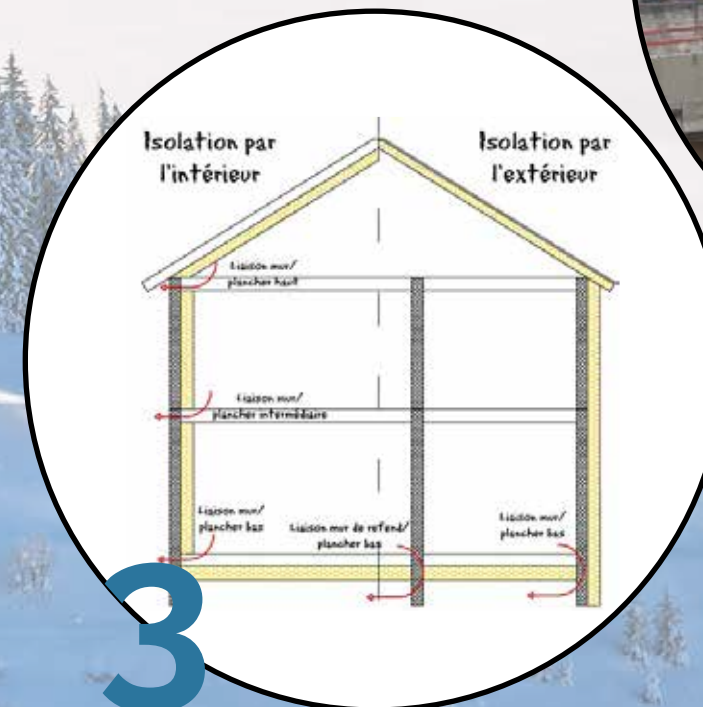
Le Hameau de Barthélémy - LA ROSIÈRE (73)

2



Les Edelweiss - VAUJANY (38)

3





# 1

## NATURAL SOURCES

The first instinct when it comes to energy performance in the mountains is to incorporate as much solar gain as possible, thereby reducing two sources of energy consumption: heating and lighting. From the design of our buildings, we incorporate bay windows covering a minimum of 1/6 of the surface area.

# 2

## HIGH EFFICIENCY COLLECTIVE OUTPUT

Heating and domestic hot water in our buildings: pools, spas and wellness areas use a lot of energy. We have therefore chosen a heating system based on a wood and/or natural gas commercial boiler. Individual meters (calories, hot water) are also installed.

# 3

## ENERGY RECOVERY

Our dual role as developer and manager spurs us to work on a strategy to recover calories from our heated spaces and reinvest them in water heating systems. This approach to energy consumption, which starts from the design of our apartment complexes, minimises the work of the boiler and ensures its sustainability.

# 4

## OPTIMAL MANAGEMENT OF DRINKING WATER

The mountain is generally regarded as the water tower for areas located downstream. However, the melting of the glaciers, attributable to lower rainfall in the summer, is causing a significant reduction in the water reserves above sea level that help to feed the drainage basins. Nowadays, 7% of national drinking water consumption is used for dietary purposes while 93% is dedicated to hygiene. Integrated and sustainable management of drinking water resources is essential. We are therefore considering how to incorporate rainwater recovery systems for domestic use into our buildings. The choice of water-efficient sanitation facilities and household appliances also embodies our commitment to sustainable and water-friendly construction. A third of the world's population do not have access to clean water.

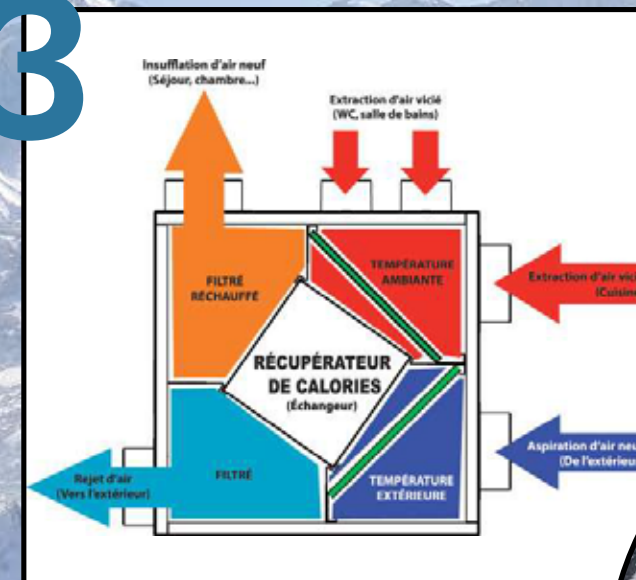


Le Hameau de Barthélémy - LA ROSIÈRE (73)

# 2



# 3



# 4





## Choice of materials

# 1

### TAKING INTO ACCOUNT GREY ENERGY

As part of our responsible approach, the choice of materials and work practices for our buildings incorporates grey energy management. Grey energy refers to the amount of energy consumed during the life cycle of a material or product: production, extraction, processing, manufacturing, transport, construction, maintenance and, finally, recycling. We therefore choose materials from France and Europe. This approach also determines the choice of furnishings for the apartments: water-based acrylic paints, materials free of volatile organic compounds, equipment that complies with environmental standards, etc.

# 2

### QUALITY WOOD AND STONE

As a property developer specialising in construction at altitude, our buildings incorporate wood and stone from France and Europe. Construction quality is key to longevity and minimising maintenance. Douglas fir and larch, two quality woods, are used for the external cladding, railings and other external elements of our buildings. The external cladding is made of steamed larch, brushed for a natural look. The stone footings are made of real ashlar.

Spruce and oak are used in the exterior/interior woodwork. The interior decorative cladding is made of heat-treated wood for a finished product that looks natural and does not require maintenance.

# 3

### TRADITIONAL EXPOSED TIMBER FRAMES

From the design stage, we explore the use of significant amounts of timber frames, which reflects the popular image of construction in mountainous areas and contributes to a typical atmosphere. We routinely suggest the use of traditional timber frames made of spruce or larch on the highest levels.

# 4

### WOODEN FLOORS - TILE FLOORS - TILES

In a spirit of authenticity, our buildings incorporate top-of-the-range amenities recognised for their durability. The wooden floors in our apartments are made of laminated oak strips. The bathrooms have tile floors and large porcelain stoneware tiles known for their strength.

# 1



# 2



Le Diamant des Neiges - LA PLAGNE (73)

# 3



Les Améthystes - VAUJANY (38)



# 4





# 1

## CUSTOM HEATING CONTROL

For everyone's comfort, our apartments are equipped with hot water heaters and a room thermostat for precise heating control.

# 2

## ACOUSTIC COMFORT

Special attention has been paid to acoustics in our buildings in order to meet the latest French acoustic regulatory requirements (NRA). Screeding increases the mass effect and sound insulation between apartments. The partition walls of the apartments are Placostil (plasterboard on metal frames)

# 3

## SECURE ACCESS

An entry code is required to gain access through the main doors to the apartment complexes, in addition to a traditional key lock system. An entry code is also required to access Indoor communal areas (pools, wellness, etc.). The undercover car park can be accessed through a remote control door.

# 4

## CHOICE OF SANITATION FACILITIES

For aesthetic and functional purposes, we choose sanitation facilities from recognised manufacturers: wall-mounted toilets, extra-flat shower trays, ceramic sinks, thermostatic mixer taps with ceramic heads, etc. Every bathroom and shower room is equipped with a large heated towel rail.

# 1



Le Hameau de Barthélémy - LA ROSIÈRE (73)

# 2



Le Saphir- VAUJANY (38)

# 3



Les Fermes du Mont-Blanc\*\*\*\*  
COMBLOUX (74)

# 4



Les Améthystes - VAUJANY (38)



# 5

## KITCHEN FACILITIES

The quality of the kitchen facilities is essential for a successful stay. Every kitchen is fully equipped, including plenty of storage space and a full range of household appliances (oven, microwave, large refrigerator, dishwasher, glass ceramic hob, extractor fan, etc). We buy direct from local manufacturers to provide a better after-sales and restocking service.  
All household appliances are made by recognised manufacturers.

# 6

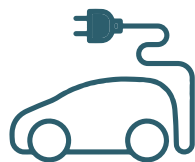
## SKI LOCKERS

Ski lockers are a must in our apartment complexes. To ensure it is suitable for use, every locker is sized according to the number of people the apartment sleeps so that it can store all skis, shoes, helmets, etc. A heater allows you to dry your shoes quickly.

## PRE-INSTALLED WI-FI

# 7

To keep everyone connected, our buildings include cabling for a communal W-Fi network allowing the installation of a base station in every apartment and guaranteeing a minimum data transfer rate.



Energy transition is constantly evolving, and the use of electric vehicles is growing strongly. In this context, we are committed to proposing innovative solutions for the future. The electrical wiring in our buildings is designed to handle the future power required for electric vehicle charging facilities, commonly known as EVCs. All parking areas include the necessary pre-fittings (ducts, cable trays, etc.) for the installation of charging points from 7.4 kW to 22 kW.



Le Saphir - VAUJANY (38)



Les Améthystes - VAUJANY (38)

# 6

Les Fermes du Mont-Blanc\*\*\*\*  
COMBLOUX (74)







## NEW PROPERTY GUARANTEES



The sale of property for future completion is highly regulated. Every building comes with the following property guarantees:

🏠 Visible defects guarantee (Art. 1642-1 of the French Civil Code, replicated by Art. L261 of the CCH [French Building and Housing Code]): This guarantee covers visible building defects and non-compliance.

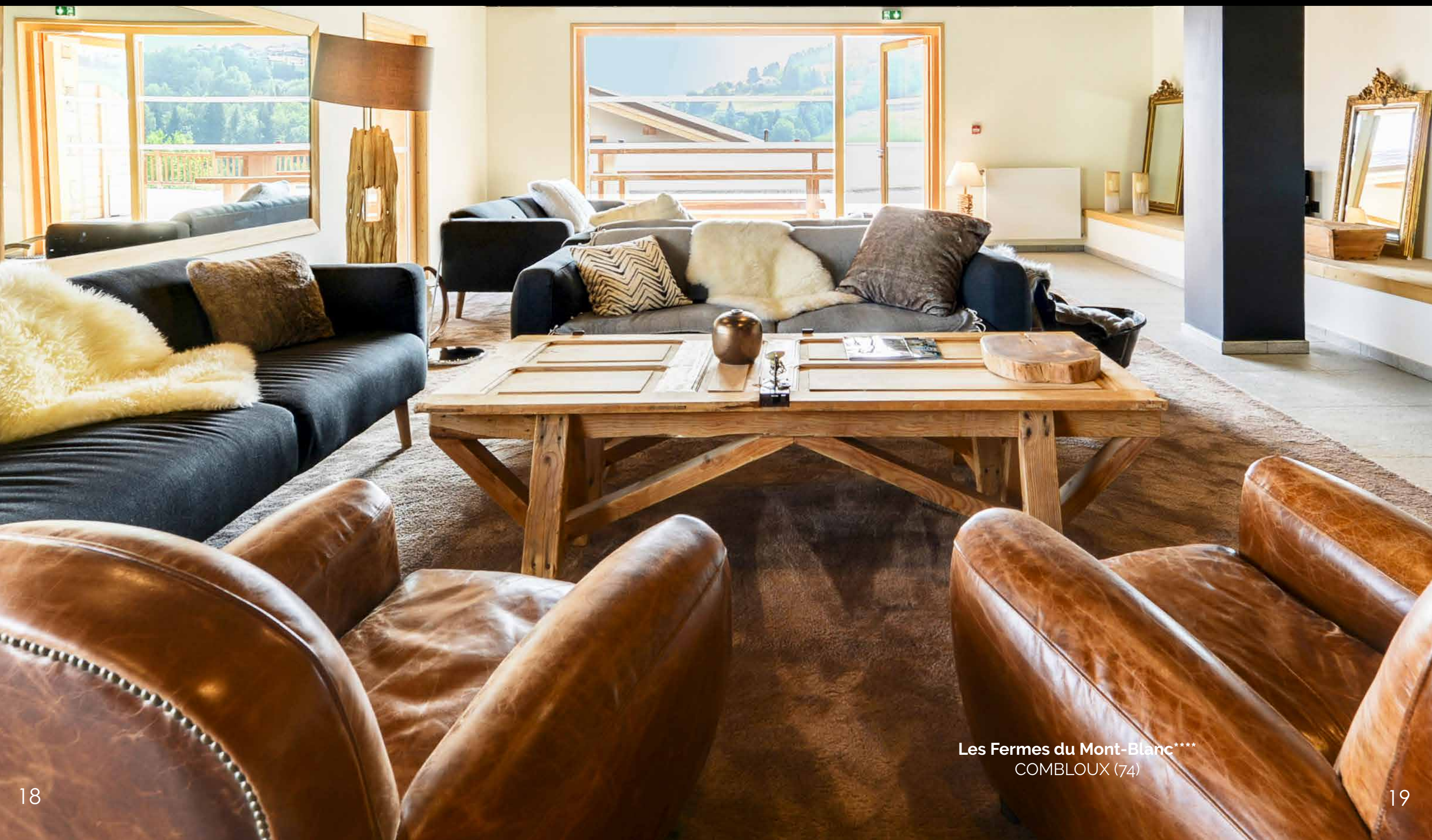
🏠 The 2-year performance warranty (Art. 1646-1 of the French Civil Code, replicated by art. L.261-6 of the CCH; art. 1792-3 of the French Civil Code): the 2-year performance guarantee covers for two years any damage caused to fixtures and fittings that can be separated from the structural works, including properly installed mechanical and electrical appliances.

🏠 The ten-year guarantee (Art. 1646-1 of the French Civil Code, replicated by art. L.261-6 of the CCH; art. 1792 and 1792-2 of the French Civil Code): the ten-year guarantee covers for ten years any malfunctions that jeopardise the soundness of the property, make it unfit for purpose or affect the soundness of the fixtures and fittings that are an integral part of the site development work, foundations, framework, shell and core.

**Le Hameau de Barthélémy**  
LA ROSIÈRE (73)



## INTERIOR DESIGN



Les Fermes du Mont-Blanc\*\*\*\*  
COMBLOUX (74)



## THE PATIOS & BALCONIES

Comfortable designer furniture  
for enjoying the sun and the view!



DECKCHAIRS WITH LOGO

Le Hameau de Barthélémy  
LA ROSIÈRE (73)





**Le Saphir**  
VAUJANY (38)



**Les Améthystes**  
VAUJANY (38)





Le Saphir  
VAUJANY (38)



## THE HALLWAYS of the apartments



**Le Diamant des Neiges**  
LA PLAGNE (73)



Functional and designed  
to keep things tidy!

**Le Hameau de Barthélémy**  
LA ROSIÈRE (73)





Quality & warm materials to make you feel at home!



## THE LIVING ROOMS of the apartments

Warm & cosy for  
resting & relaxing after skiing!



Le Saphir  
VAUJANY (38)





Le Hameau de Barthélémy  
LA ROSIÈRE (73)





**Le Centaure\*\*\*\***  
BELLE-PLAGNE (73)





**Le Diamant des Neiges**  
LA PLAGNE (73)



Decorative cladding in  
heat-treated wood.





### SOFA BEDS

The mechanism under the sofa turns it into a stylish and comfortable sofa bed. The mechanism can be opened without adjusting the seat cushions, making it easy to use.

The base of the bed does not come away from the back of the sofa, so it occupies a minimum of space when the mechanism is open. It's the perfect solution for making the most of limited space. Fully removable.

Mattress: 35 kg/m3 density polyurethane, height 12, covered with twill with removable mattress cover

Seat: 30 kg/m3 density polyurethane, soft and compression-resistant

Coating: thermally bonded dacron polyester fibre and silicone.

Made in France.





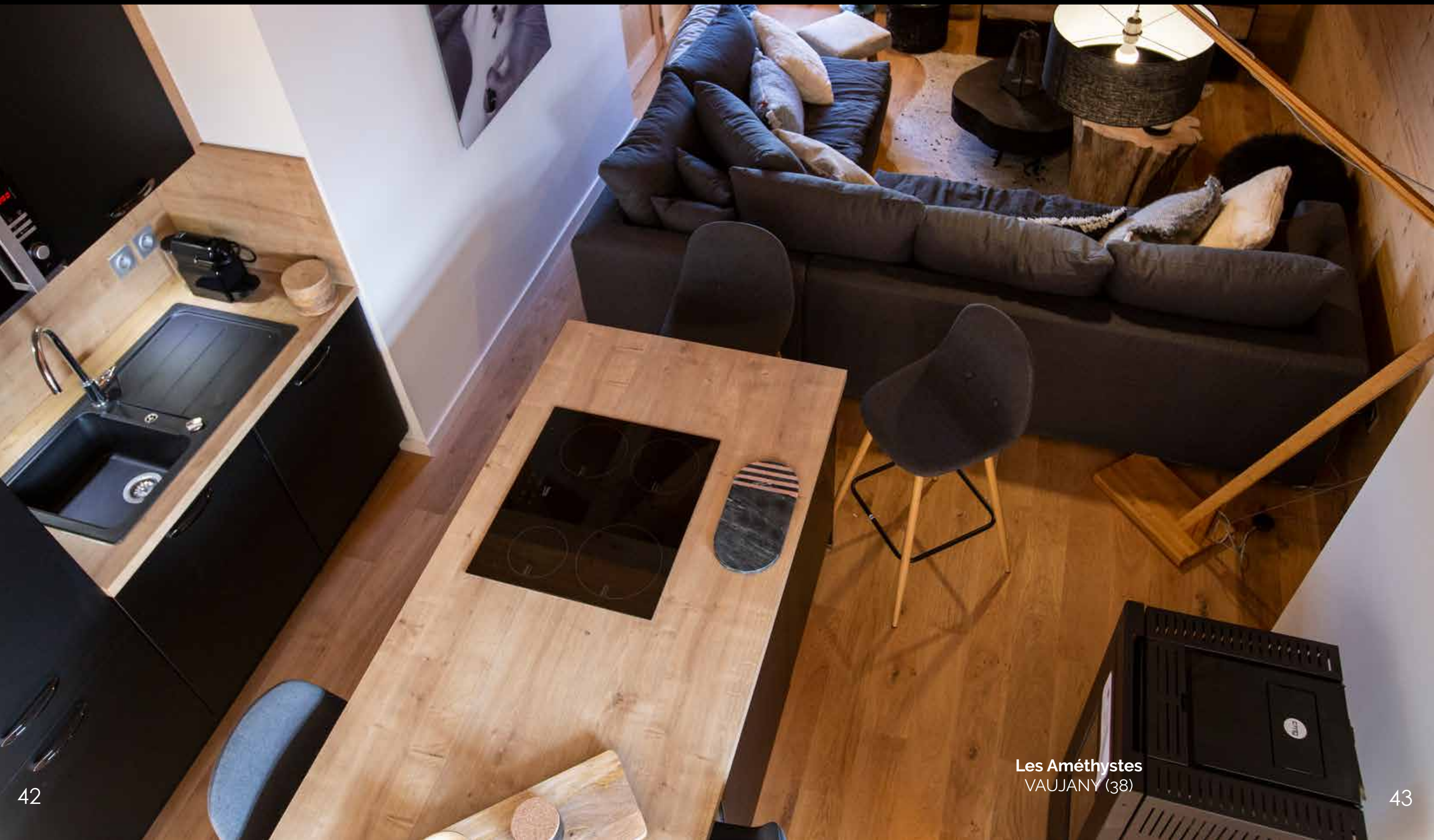
Solid wood furniture.  
All textiles were selected for professional  
use while being trendy and fashionable!





## THE DINING ROOMS

For eating & receiving guests!



Les Améthystes  
VAUJANY (38)





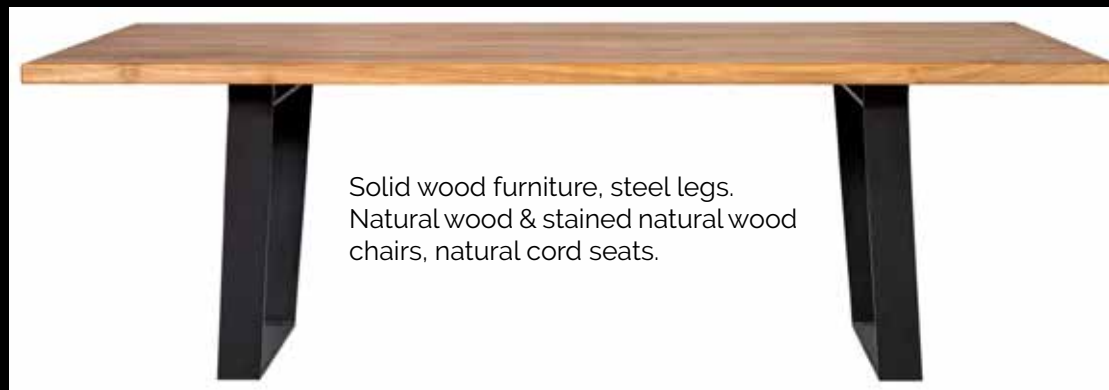
Wool blackout curtains.  
Available in several colours.

**Le Saphir**  
VAUJANY (38)



**Le Diamant des Neiges**  
LA PLAGNE (73)





Solid wood furniture, steel legs.  
Natural wood & stained natural wood  
chairs, natural cord seats.



Crockery is chosen tastefully, and is suitable for both everyday  
use and hospitality.



## THE KITCHENS of the apartments

For home cooking!

Fully fitted & equipped kitchen.  
Designer household appliances, cafetière, toaster, Nespresso coffee machine, etc.




Le Saphir  
VAUJANY (38)





**Le Hameau de Barthélémy**  
LA ROSIÈRE (73)





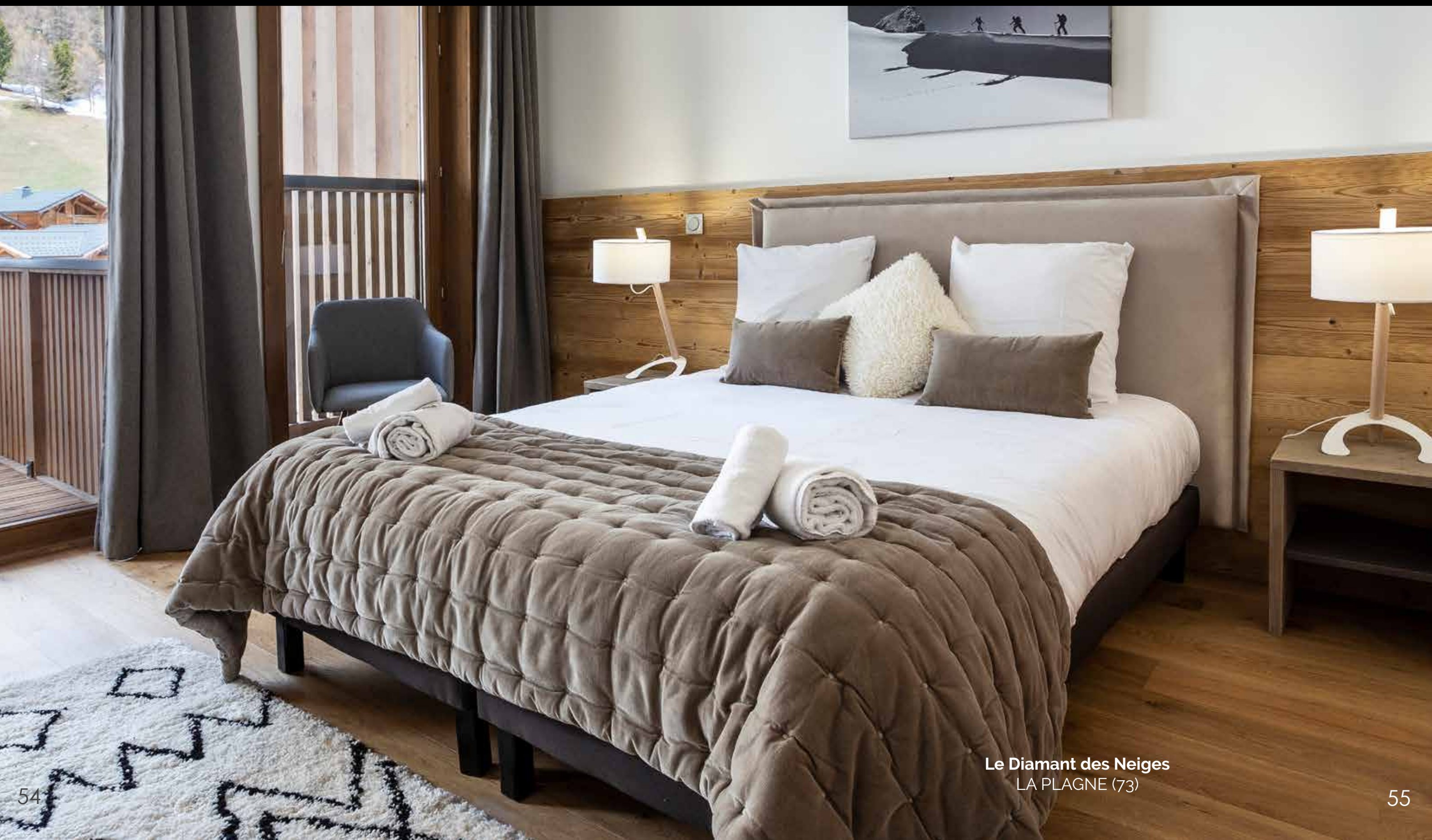
All our kitchens are made by a local craftsman. The materials selected reflect the mountain style with a modern touch to create a warm and antique look. All our crockery is chosen carefully and matched perfectly to the type of apartment.

**Les Améthystes**  
VAUJANY (38)



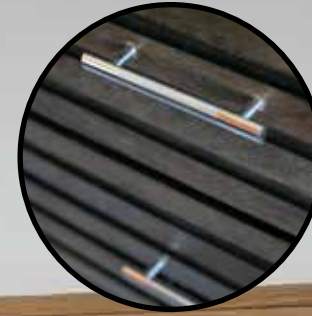
## THE BEDROOMS of the apartments

Modern mountain style  
for relaxing nights



Le Diamant des Neiges  
LA PLAGNE (73)





**Le Diamant des Neiges**  
LA PLAGNE (73)





Traditional exposed  
timber frames

**Le Saphir**  
VAUJANY (38)





Woven rattan wall light  
Size: XXL



Le Saphir  
VAUJANY (38)







## THE TREATMENT ROOMS & DORMITORIES

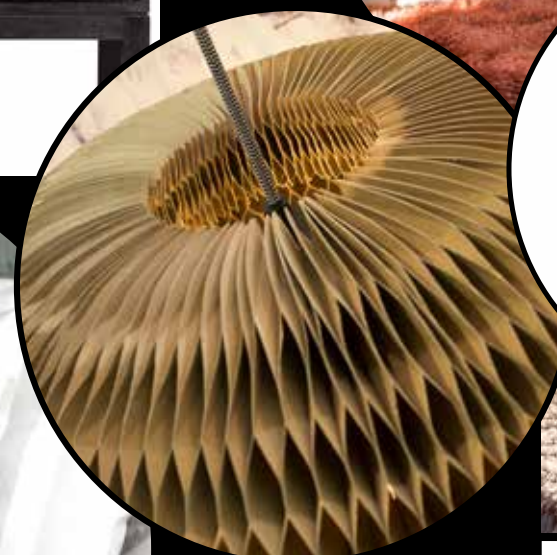


Les Améthystes  
VAUJANY (38)



Les Améthystes  
VAUJANY (38)





## DUVETS

Fabric covering: polyester microfibres

Filling: Soft and expandable polyester and feather blend in siliconised hollow fibre. Cyclafill fibre from recycled mineral water bottles, and fleece AirFill fibres for maximum heat retention.

Hypoallergenic treatment

Wave stitch finish – 400 gr/m2

Care instructions: Machine washable

## PILLOWS

Polyester with siliconised polyester fibre and feather blend.

Hypoallergenic treatment

## BEDDING

All bedding is made in France:

DUAL COMFORT mattress (shape memory):

Thickness 30 cm/Support: Firm/Comfort: Enveloping

Independent bedding 5/5, excellent

Ventilation: 5/5, excellent

Top cover: Reversible mattress topper Summer side (cashmere cover)/winter side (3D bamboo fibre cover)

Guarantee: 10 years

Options: Fire-retardant fabric treatment: anti-bedbug treatment, handles and ventilators, connection kit for turning two single beds into a double bed.





**OUR RUGS** provide maximum resistance thanks to their latex undersides. They are all made in Europe in an environmentally friendly way. They come in a wide range of colours, adding a hint of creativity and warmth.





## A circular inset image showing several glass bottles and jars of various colors (green, blue, brown) arranged on a white surface against a white background.



Quirky & colourful paintings to bring a touch of 'fun & design' to the apartments!



## THE BATHROOMS



Les Améthystes  
VAUJANY (38)





**Le Saphir**  
VAUJANY (38)





**Le Diamant des Neiges**  
LA PLAGNE (73)



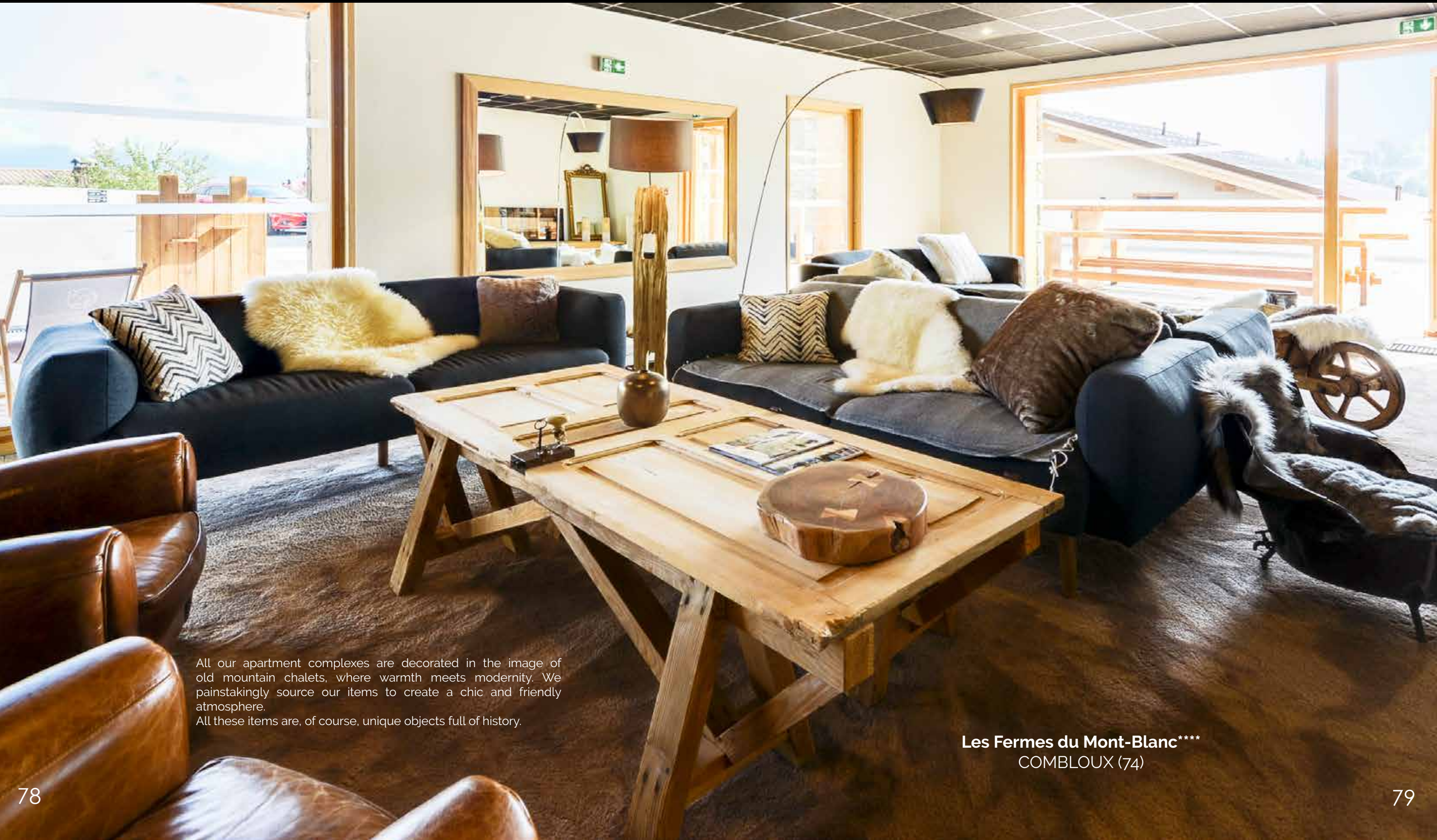
All the bathrooms and shower rooms are fully fitted & equipped.  
All fittings and equipment provided are chosen carefully and purchased from professionals.





## LOUNGE AREAS

Tradition and modernity come together to create warm and comfortable spaces



All our apartment complexes are decorated in the image of old mountain chalets, where warmth meets modernity. We painstakingly source our items to create a chic and friendly atmosphere.  
All these items are, of course, unique objects full of history.

**Les Fermes du Mont-Blanc\*\*\*\***  
COMBLOUX (74)



## TAPAS BAR

Wood and warm colours  
for spending time together



L'Altima  
MEGÈVE (74)



## TAPAS BAR



Les Roches Blanches  
COMBLOUX (74)





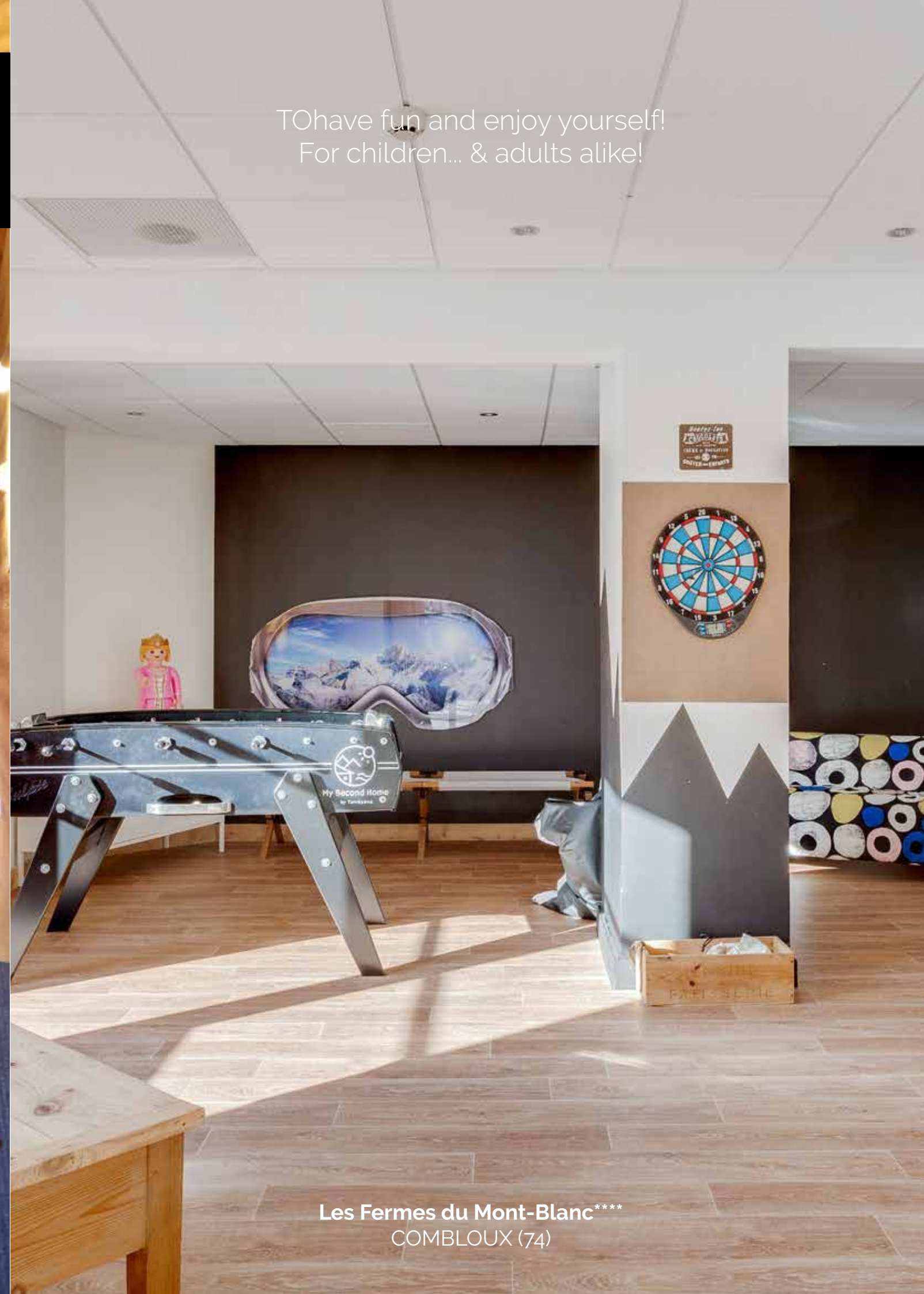


## PLAYROOM



**Le Centaure\*\*\*\***  
BELLE-PLAGNE (73)

To have fun and enjoy yourself!  
For children... & adults alike!



**Les Fermes du Mont-Blanc\*\*\*\***  
COMBLOUX (74)

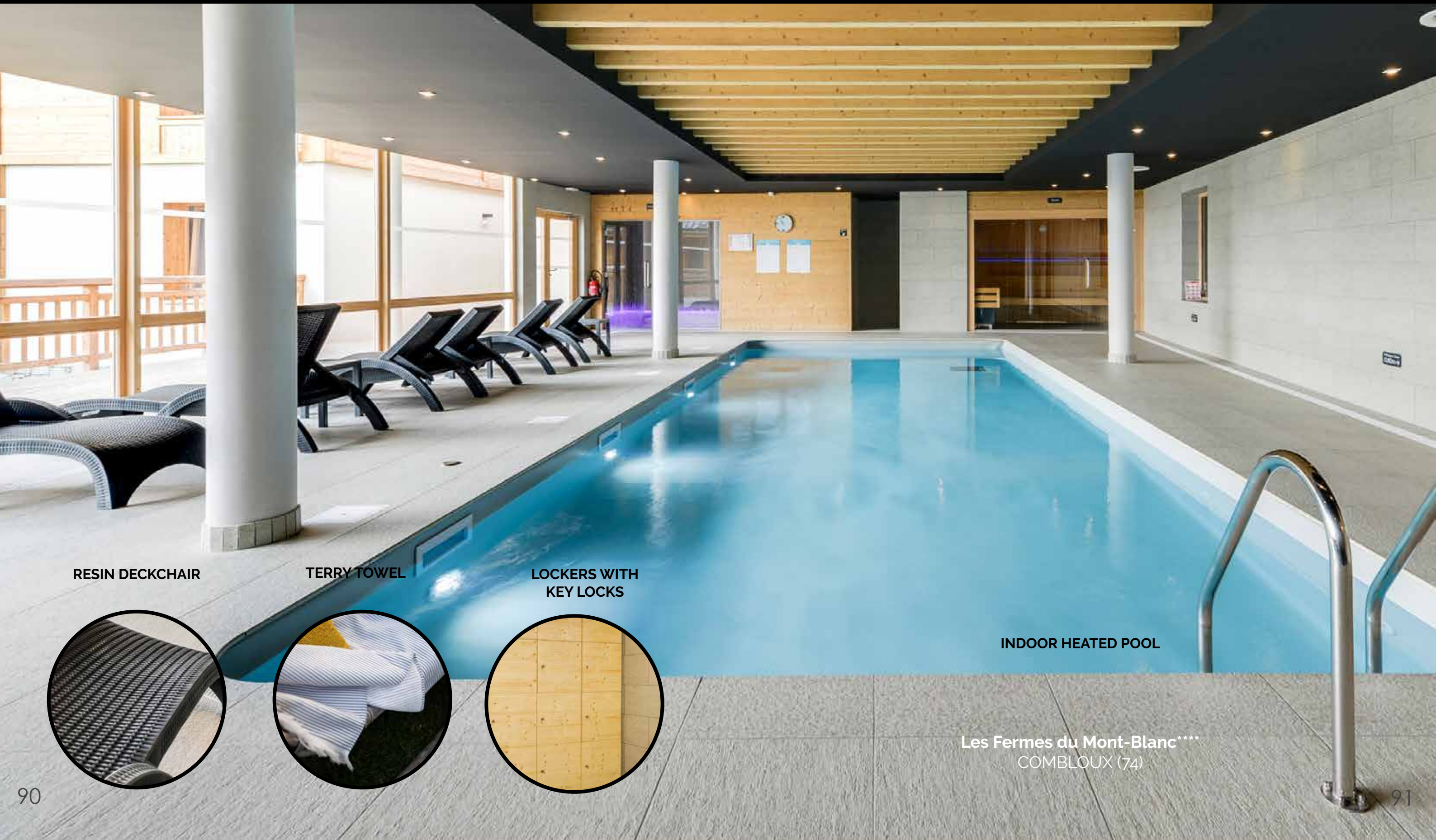
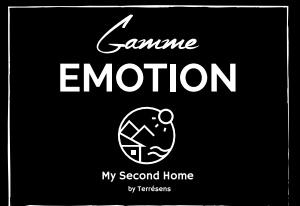






## WELLNESS AREA

Pool, sauna, hammam and more  
to recharge your batteries after skiing



RESIN DECKCHAIR

TERRY TOWEL

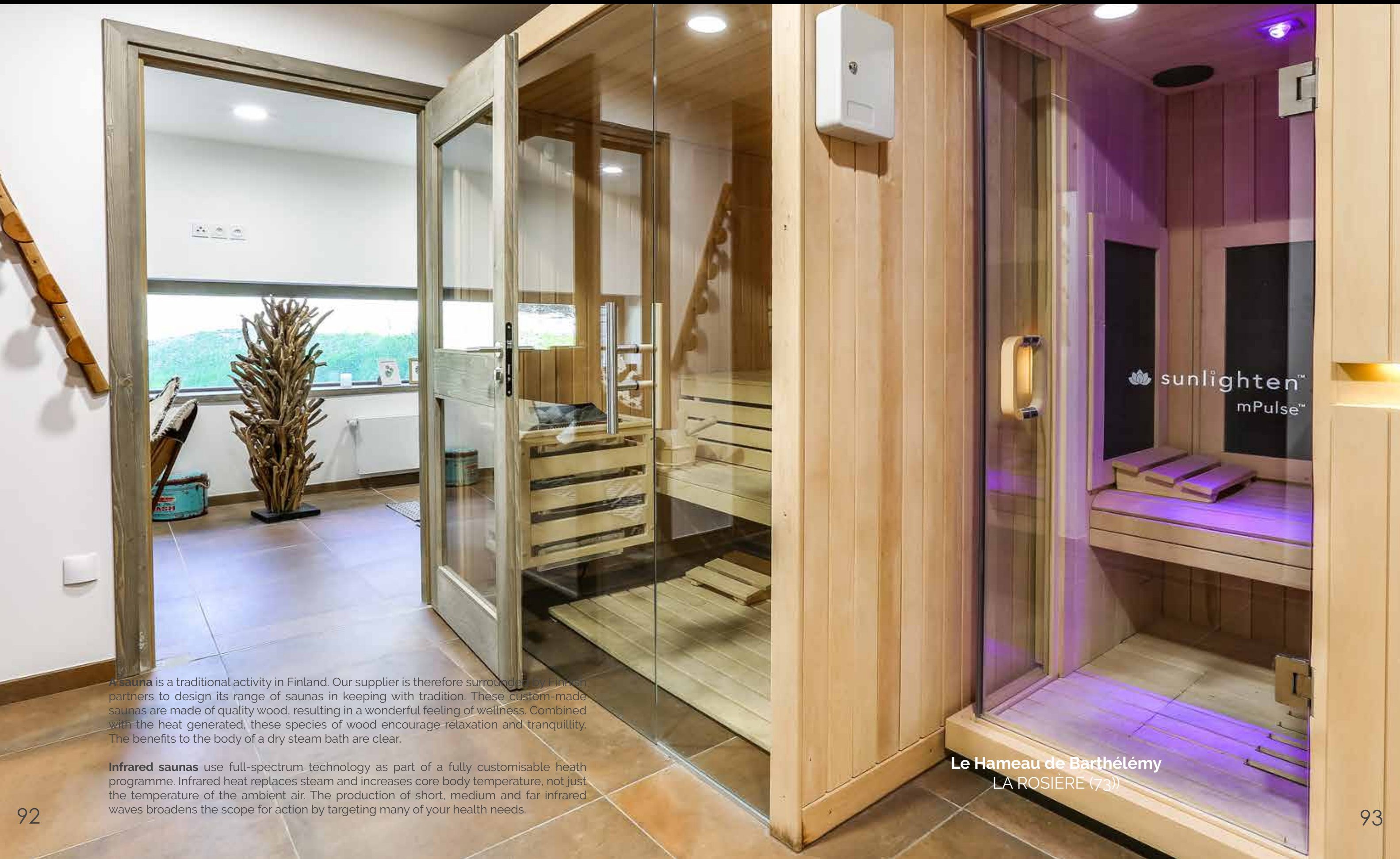
LOCKERS WITH  
KEY LOCKS

INDOOR HEATED POOL

Les Fermes du Mont-Blanc\*\*\*\*  
COMBLOUX (74)



## THE SAUNAS



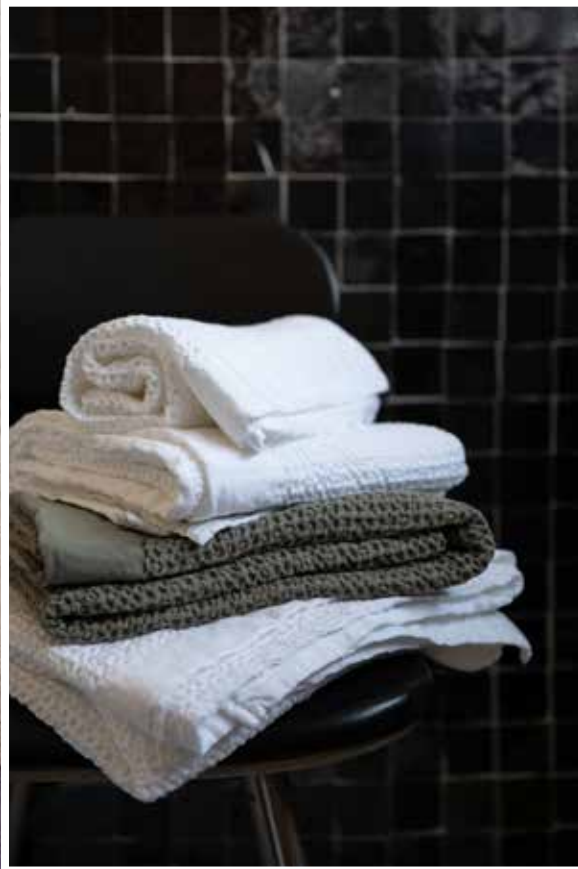
A sauna is a traditional activity in Finland. Our supplier is therefore surrounded by Finnish partners to design its range of saunas in keeping with tradition. These custom-made saunas are made of quality wood, resulting in a wonderful feeling of wellness. Combined with the heat generated, these species of wood encourage relaxation and tranquillity. The benefits to the body of a dry steam bath are clear.

**Infrared saunas** use full-spectrum technology as part of a fully customisable health programme. Infrared heat replaces steam and increases core body temperature, not just the temperature of the ambient air. The production of short, medium and far infrared waves broadens the scope for action by targeting many of your health needs.

Le Hameau de Barthélémy  
LA ROSIÈRE (73)



## THE HAMMAM TREATMENT ROOM



A **hammam**, a wet steam bath, is an oriental beauty treatment. Known for its relaxing and soothing properties, hammam has real benefits. There are many opportunities to customise the hammam treatment rooms made by our manufacturer, which are tiled entirely in Emaux de Briare or Irisee. Every hammam is custom designed by our workshops to ensure the highest quality finish.

Les Fermes du Mont-Blanc\*\*\*\*  
COMBLOUX (74)



## WELLNESS AREA

Massage & relaxation  
in a warm and welcoming atmosphere



Les Fermes du Mont-Blanc\*\*\*\*  
COMBLOUX (74)



## THE MASSAGE TREATMENT ROOMS



**Le Centaure\*\*\*\***  
BELLE-PLAGNE (73))



**Le Hameau de Barthélémy**  
LA ROSIÈRE (73))



I believe in the magic of mixing styles to surprise  
and amaze by creating an overall balance.  
We go beyond the classic 'mountain' style and always keep  
things tasteful by working with great brands and vintage items'.  
Terrésens designer

'The purpose of this document is to provide information on the general features of the furniture, equipment and materials included in the apartment complexes.

This presentation was put together before the final choice of various elements was made. The images of the furniture, materials and appliances shown below therefore only serve as a general guideline regarding the nature of the construction programme and furniture.

The seller may make any changes to items on this list that it is obliged to make or that it feels are necessary, insofar as this does not result in any price increase for the buyer, and provided that the new elements are of a value at least equal to that indicated in this presentation and present equivalent quality characteristics'.

All the photos used in this document are of the Le Hameau de Barthélémy, Les Fermes du Mont-Blanc, Le Saphir, Le Diamant des Neiges, Le Centaure and Les Améthystes apartment complexes, all developed and managed by the Terrésens Group.



**TERRÉSENS**  
*Hotels & Résidences*



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**My Second Home**

by Terrésens Vacances

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