



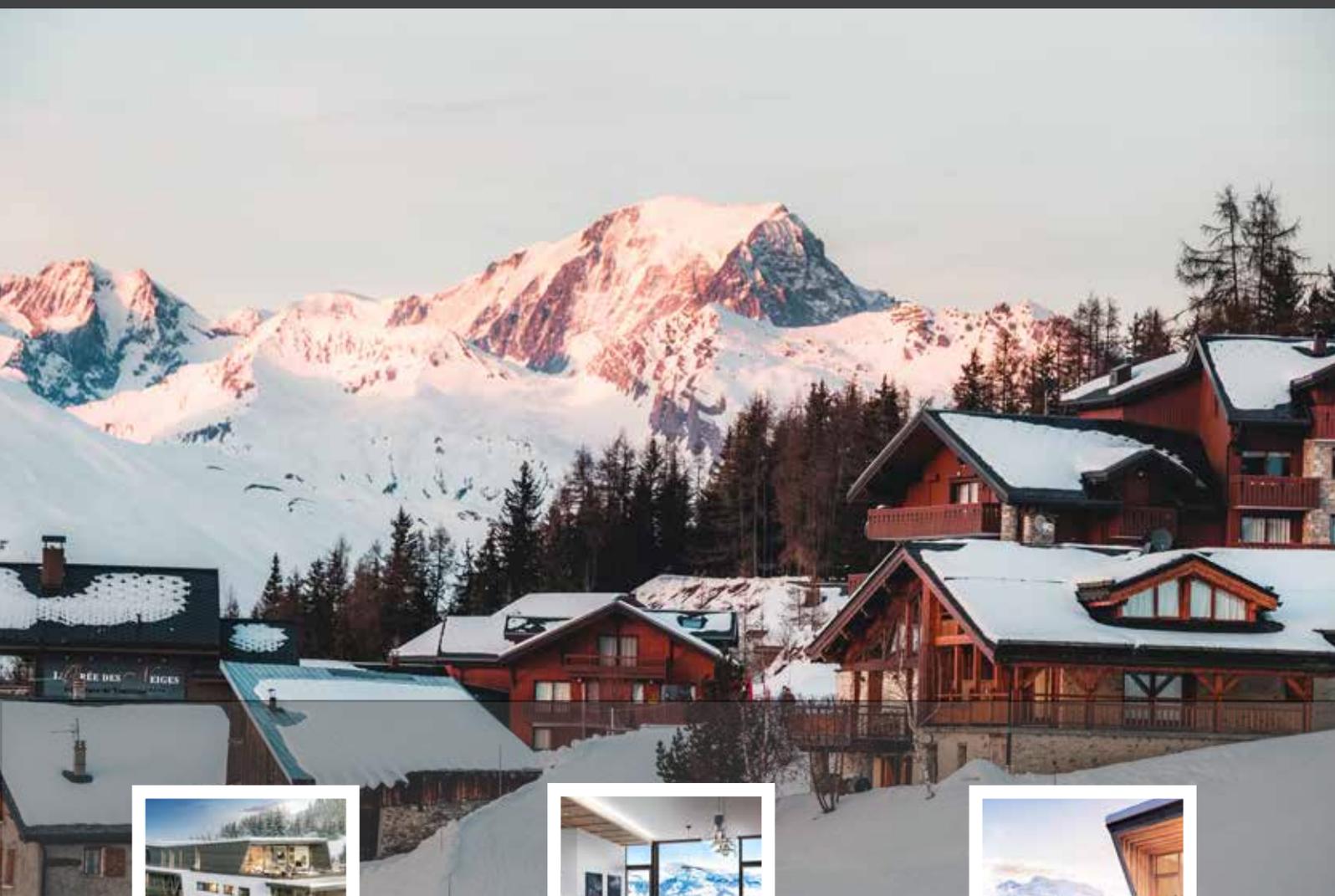
TERRÉSENS
PROPRIÉTÉS

LE QUARTZ
PLAN-PEISEY

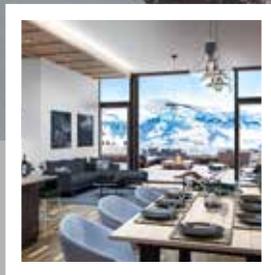
PLAN PEISEY

• FRANCE (732 10)

THE SPIRIT OF "LES ARCS" IN A COSY FAMILY RESORT



Direct skiing



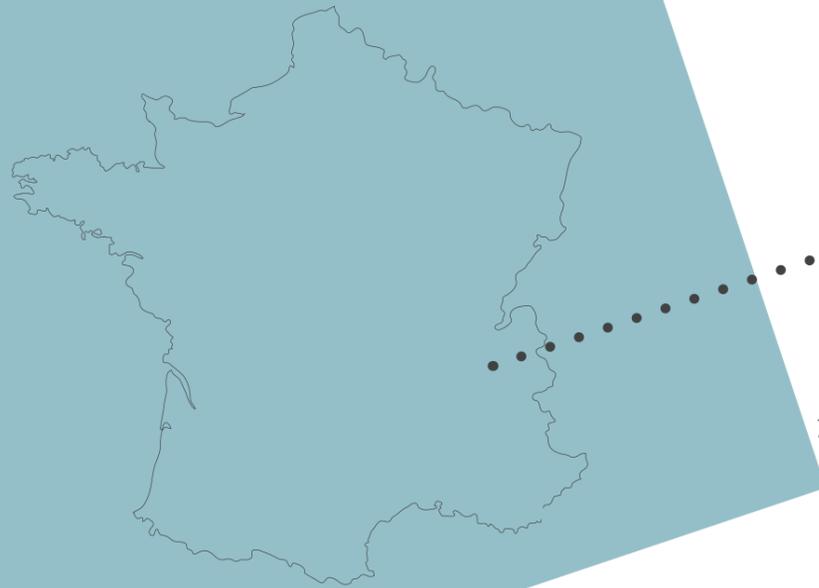
23 Apartments
from T2 to T7



Top-of-the-range
amenities

PARADISKI SKIABLE AREA

LOCATION



THE RESIDENTIAL COMPLEX
LE QUARTZ
 Plan Peisey
 73210 PEISEY-NANCROIX, FRANCE



MOTORWAYS

Direct access via Autoroute A43 from CHAMBERY or GRENOBLE then take the RN90 Albertville – Moûtiers dual carriageway followed by LANDRY towards Bourg-Saint-Maurice

Paris – Peisey Vallandry (665 km)
 Lyon – Peisey Vallandry (200 km)
 Chambéry – Peisey Vallandry (110 km)



STATIONS

Access via Landry Station (7 km) on the Bourg-Saint-Maurice line
 Transfer from Landry SNCF station to Peisey-Vallandry by shuttle or taxi

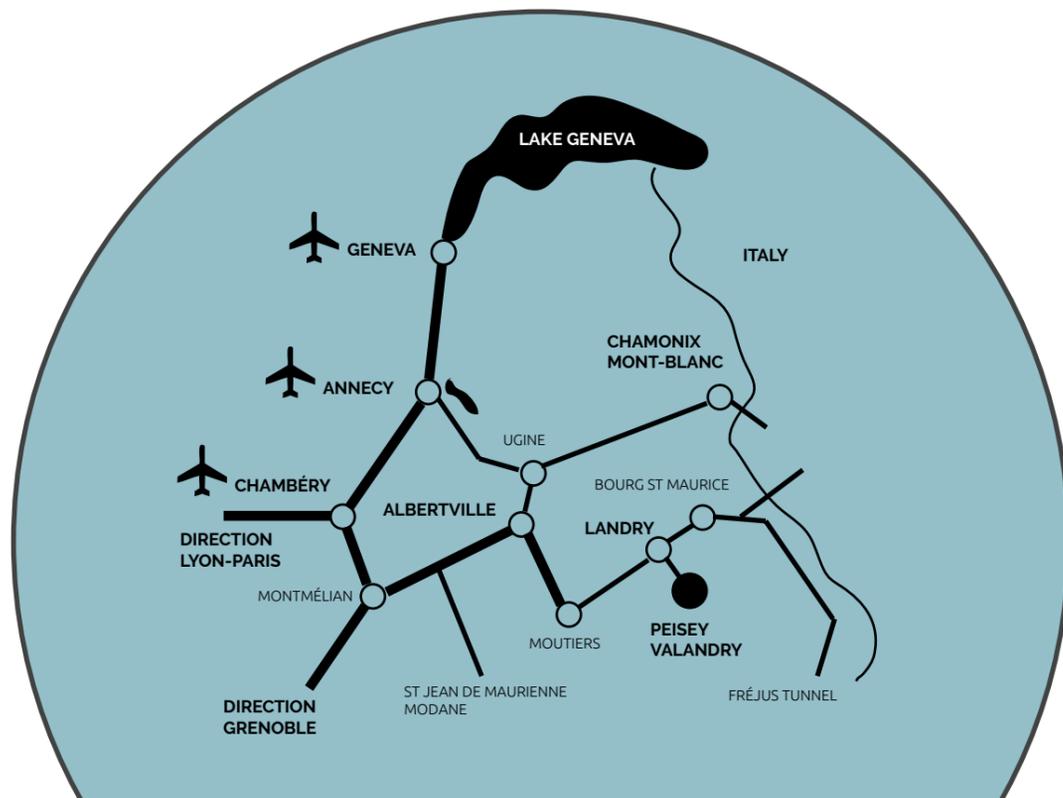
- TGV: direct line Paris > Bourg-Saint-Maurice (Alight at Landry).
- THALYS: Amsterdam, Brussels > Bourg-Saint-Maurice (Alight at Landry).
- EUROSTAR: London > Bourg-Saint-Maurice.



TRANSFERS

Via airports in Geneva (200 km)
 Lyon (196 km)
 Grenoble (192 km)
 Chambéry (119 km)

Bus connections from each airport



BRIEF HISTORY

Peisey-Vallandry consists of 2 mountain resorts: Plan Peisey (1650 m) established in 1963 and the integrated Vallandry resort inaugurated in 1986.
 At 1400 m in altitude, the village of Nancroix was the first tourist site in the Peisey valley.

Following on from the pilgrims of Notre Dame des Vernettes, the first mountaineering enthusiasts, mostly British, arrived in summer to take on Mont Pourri.

One of Savoie's first ski lifts was built on the grasslands uphill from Nancroix. During the sixties, the ranger transformed his cross-country skiing passion and made Nancroix the gateway to one of the most beautiful Nordic skiing areas in Haute Tarentaise. The village gradually became a family resort in the 1970s with three new ski lifts built with help from the government.

In December 2003, the domain of Les Arcs was connected to La Plagne with the Vanoise Express cable car. This domain with 425 km of ski runs includes resorts in Les Arcs, Peisey-Vallandry, Villaroger, La Plagne, Montchavin, Les Coches, Montalbert and Champagny en Vanoise.

Nancroix has always been the perfect residential area for those wanting to hike directly from their accommodation.



"VILLAGE FEEL" RESORTS

- 1 - The charm of a small-scale resort
- 2 - A relaxed way of life to experience with family
- 3 - Mountains of tomorrow (genuine summer-winter dual season)
- 4 - Heritage & family safe haven



The thirst for wide spaces boosts the summer season in the mountains each year. This enthusiasm highlights the appeal of country houses for city dwellers.

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

Buyer and holiday goers are increasingly becoming fans of resorts running in winter as well as summer like Peisey-Vallandry. The pause to urban life at a family and sports resort in large preserved spaces are reminders of the craze for double seasons in the mountains, starting from summer, as a driver for tourist development for tomorrow and beyond.

FEELINGS FIRST

The old 'property-investment' model in tourist apartment complexes is finished! Emotion plays a major role when people buy properties in our apartment complexes. Wishing to stay in control of exactly when they occupy the property, homeowners, influenced by the new Airbnb trend, are attracted by the opportunity of renting out their apartments for several weeks a year to pay for the running and upkeep costs. In this way, owners can ensure their mountain home is financially viable, while avoiding all the management hassle associated with the old model.

A SAFE HAVEN IN BOTH SENSES OF THE TERM

The impact of current economic uncertainties (COVID-19, international economic tensions, etc.) has made stock-exchange prices very volatile. Faced with the yo-yoing of the stock market, real estate in beautiful locations is a safe bet. It is a safe haven for heritage but also family, if we consider how many of those escaped the city prior to lockdown. Having a green family outing in the mountains is a top priority for our fellow citizens.

SPACE IS LUXURY

Our mountain properties have moved beyond the outmoded space-saving model of the past, adopting a new model in which spacious rooms create the feel of a real home. At Terrésens, we meet our clients' expectations by aiming to find the perfect balance between price, comfort and space, especially in the living areas. The decorative focus is on providing fully-equipped American kitchens opening onto living areas that act as the heart of family life. Terrésens, therefore, aims to keep the living area above 25 sq. m. in all apartments that have two or more bedrooms.

Furthermore, our guidelines for apartments with two or more bedrooms recommend a higher number of sanitary facilities, including a bathroom, shower room and two toilets. A private cellar has also been added, to make it easier for owners to mix their personal use of the apartment with renting it out.

NO NEED TO PERCH AT 2000 METRES ALTITUDE!

A real grassroots shift has been established among new buyers who are no longer focussing the investments solely on occupation during the winter and high-altitude skiing. They see increasing "proprietary and enjoyment" interest to opt for "village-feel" resorts in welcoming sceneries at any time of the year. Connected to a large skiable area such as Paradiski (425 km of ski runs), this resort combines the joy of skiing with that of summer walks in the mountains, and wandering around the terrace and boutiques. Joys often forbidden in the summer, if you stay perched at 2000 metres in a lunar environment!

MOUNTAIN BIKES ELECTRIFY THE SLOPES!

Terrésens residences are increasingly in demand during the summer — a sign that the mountains are not just for skiing. Fewer holidaymakers wish 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 large spaces and wishes to relax with family, many are ready to buy their country house in the mountains.

PLAN-PEISEY, 2 villages and 2 resorts at the foot of the slopes!

- 1 - Family village
- 2 - Large skiable area
- 3 - Various activities
- 4 - Winter-Summer resort



ALTITUDE
1200 m to 3,250 m



LOCATION
Vanoise Massif



CHARACTERISTICS
Paradiski Area
Guaranteed snowfall
1600 m difference in altitude
Vanoise Express departure ski station for the La Plagne area



ACTIVITIES
Winter and Summer Resort
Multi-activities



BENEFITS
Family village resort
Bordering the forest
Panoramic view

Plan Peisey is a summer-winter resort village where you can discover the wonders of the authentic mountains and all it has to offer. The ideal resort for families, mountain enthusiasts and keen explorers.

At the heart of the Paradiski skiable area, this resort also boasts an exceptional Nordic area.

Located at the entrance to the Vanoise National Park, Peisey-Vallandry is an authentic village resort with a family feel, made up of genuine resorts and mountain hamlets between 1200 and 1800 m in altitude.

The cultural environment is rich and varied; it is a living showcase of mountain heritage. A true paradise for outdoor enthusiasts, it is also a dream location for climbing, via ferrata, paragliding, mountain biking, trekking, horse or donkey riding, as well as fishing and water sports.

During winter, Peisey-Vallandry has a vast Nordic site at the entrance to the Vanoise National Park for cross-country skiing, snowshoeing, discovering sledding, strolling or biathlons. Its various alpine skiing slopes, making an ideal resort located at the heart of Paradiski.

Peisey-Vallandry is on the sunny and wooded hillside of Les Arcs range, a renowned resort thanks to its unique design and architecture.



Peisey-Vallandry is a vibrant destination for winter and summer sports found in the Paradiski skiable area, making it part of the privileged circle of broad interlinked areas.

Under a snowy white blanket, you will discover 425 km of slopes thanks to an ultra-modern cable car, the Vanoise Express, linking Les Arcs range and La Plagne via Peisey-Vallandry.

Under a cloak of green, synonymous with beautiful weather, there are numerous routes for walking surrounding the Vanoise National Park or mountain biking in the spruce and larch forests up to the summit reaching 3250 metres.

**ARCHITECTURAL SPIRIT OF LES ARCS,
an innovative and creative resort!**

**CLOSER LOOK AT LES ARCS, Peisey's neighbour-
ing resort!**



The creation of Les Arcs originated when Roger Godino (tourism development planner in mountain regions) and Robert Blanc (native of the area, instructor and mountain guide) met. Several architects, planners and engineers joined the initial team, adding an innovative and creative spirit to the project under the leadership of **Charlotte Perriand**, "the soul of the group".

The aim was to achieve a **functional and aesthetically pleasing** built environment, meeting the needs for this new tourist development.

While traditional architecture perfectly satisfied the needs of the rural population, those built in Les Arcs strived to cater to the current needs of tourists. The residential buildings therefore **blend in perfectly with the greenery** while avoiding obstructions that affect the **quality of views** offered from each apartment. A selection of **healthy and natural materials** creates both a warm and relaxing environment within the resorts. **Vehicles are not permitted** for the safety and well-being of holidaymakers.

CHARLOTTE PERRIAND

A former Le Corbusier collaborator, she knew how to strike the perfect balance between simplicity, functionality, comfort and aesthetic. Access outdoors enhanced by **large windows, raised balconies, no obstructed views, open kitchens...** These innovative interior architecture material processes reveal the approach for a **new philosophy** of life simultaneously expressing an evolution of customs.



Resort opening dates

- 1968 - Arc 1600
- 1974 - Arc 1800
- 1979 - Arc 2000
- 2003 - Arc 1950

**5 awarded sites:
Architectural Heritage Label
of the 20th century**

- town hall and Bourg Saint Maurice cinema
- urban and architecture plan for Arc 1600 and Arc 1800
- cable car stations of the Aiguille Rouge at Arc 2000.

A modern, functional and integrated resort in a mountainous landscape, Les Arcs is also the preferred spot for **snow sports** and **numerous renowned international sport and cultural events.**

ARCS 1600: an architectural structure

A modern, functional and integrated resort in a mountainous landscape and adapted to the slope.

ARCS 1800: a balcony resort

Between Mont Blanc and the Bellecôte range.



SKIABLE AREA

At the heart of the
Paradiski Area!
1 Area, 8 resorts

GREEN RUNS
11

BLUE RUNS
136

SNOW PARKS
2

RED RUNS
78

BLACK RUNS
34

SNOWBOARD CROSS
3



AREA
425 km of ski runs



AREA
259 ski runs



AREA
129 cable cars



SKIABLE AREA

The second largest
skiable area in the world!



- 1 - An exceptional area
- 2 - A range of experiences
- 3 - A breathtaking environment between forests and summits
- 4 - Skiing for all



EXTRAORDINARY SUMMITS TO MAKE THE MOST OF THE MOUNTAINS THIS IS SKIING PARADISE!

The Paradiski skiable area (Les Arcs/Peisey-Vallandry/La Plagne) now covers 425 km of slopes, tiered over 3226 to 1200 km in altitude.

With 2 summits over 3000 m and 258 runs spread across a multitude of slopes, it offers an unparalleled variety of routes for all levels.

Skiing in the region is stunning thanks to its glaciers, woodland skiing, freeride runs, high-altitude runs for beginners, breathtaking open landscape views of Mont Blanc, and so much more.

70%

of the area
is over 2000 m

2

skiable glaciers
over 3000 m

129

exceptionally efficient ski lifts at
your disposal: maximum skiing
with minimal waiting times

VANOISE EXPRESS



Plan Peisey is the starting point of the world's largest cable car: The Vanoise Express connects the mountain resorts in Les Arcs, Peisey-Vallandry and La Plagne in just 4 minutes at 45 km/h over a distance of 1824 m without pylons, in the utmost comfort and complete silence.

The crossing is 380 m in height **from Peisey station** to Les Coches station. The panoramic double-decker cabins overlooks the picturesque Ponturin valley and boasts one-of-a-kind 360° views including Mont Blanc, the Swiss and Italian Alps, the Beaufortain mountains, etc. Each cabin offers a 200-person capacity and can carry 4000 people an hour.



Several activities for kids and grown-ups!



PARADISKI YUGE: THE NEW SERVICE TO FULLY EXPERIENCE THE DOMAIN.

The Paradiski YUGE application offers a unique experience for enhancing your time in the area, with the tips of your fingers.

Where can I ski in the sun today? Which course is for my level? Which après-ski activities are nearby? ...

The answer to these questions and many others can be found in the same place: YUGE.

Ultra personalised and self-learning, Paradiski YUGE is your companion to make the most of your experience in the area, without interfering your skiing...

The right service, at the right place and right time!

SKI TOURING

Cross-country skiing takes place in Peisey-Vallandry from the very start of the winter tourist season. The courses offered at the gateway to Vanoise national park are very diverse.

Two courses are available for you to start with total liberty.

Five partners are present next to the TOURIST OFFICE to provide you with the best conditions.

SKIJORING

Discover skijoring, skiing to the rhythm of horses with Jacques, the pioneer of the discipline in France.

Skijoring (a term from the Swedish word Skijöring and Norwegian Skikjøring) is a sport combining skiing and being pulled along by horses. The horse or pony pulls the skier behind them using a semi-rigid harness. Skijoring is accessible for all skiers, no matter their level or age.

WALKING ROUTE: WINTER WALKS

Escape to the heart of unspoilt nature.

Discover heritage at Peisey-Vallandry. Wander around the hiking paths.

SLEIGH RIDES

Sleigh rides in the middle of the Nordic site are offered in a breathtaking setting.

Sleigh riding with horses during winter is a fun way of discovering the bottom of the Peisey-Vallandry valley in complete nature where you enter through one of the gates of the Vanoise National Park.

Unique activities at Peisey-Vallandry! Discover the Nordic site with Santa's Reindeer and sleigh.

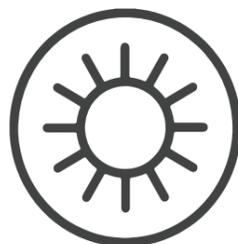
Lapland is at Peisey-Nancroix!

Come and discover astonishing natural settings, on a sleigh pulled by Francis' Reindeer!

ICE CLIMBING

Discover and practise climbing on natural ice from 10 to 200 m at the Nordic site in Peisey-Vallandry.

A breath of fresh air in preserved nature!



HIKES & STROLLS

Peisey-Vallandry provides a remarkable preserved environment to discover or rediscover alone or with company. Notably the famous GR5.

The Peisey-Vallandry Guide Office offers numerous hikes throughout the summer.

The sites in Peisey-Vallandry, Arc 1600 and Arc 1800 are completely open each year from early July.

MOUNTAIN BIKING & DÉVAL'BIKE SCOOTERS

Thanks to the opening of the Transarc (up to the intermediate station), Cachette and Funiculaire ski lifts, mountain bikers can access the slopes and routes for various levels from Bourg-Saint-Maurice, Arc 1600 and Arc 1800.

PEISEY-VALLANDRY / LES ARCS BIKE PARK: 149 km of marked routes from 2600 to 800 m in altitude found on a map or the Yuge Paradiski app.

An essential bike park in the mountain biking world: 8 downhill trails, 7 enduro routes, 2 cross country, 5 electric mountain biking courses, 1 pump track.

Instructors specially trained in the sport provide initiation or progression courses for mountain biking or Déval' Bike scooters.

THE DÉVAL'BIKE, also known as a DH or Arapaho scooter, allows you to conquer the slopes and paths in a familiar or more extreme manner.

A very agile all-terrain scooter without pedals allowing you to ride down numerous and various mountain paths and discover the magnificent surrounding landscapes.

THE GLI' AIR ADVENTURE PARK

It is located at the entrance of the Vanoise National Park (Rosuel) in a magnificent site in the middle of the glaciers of Mont Pourri, Platières, etc. You will be amazed with 7000 m² of fragrant spruce firs and larches, on varied terrain where you will be cheered on by the cry of marmots.

Whether with family or friends, you are bound to have fun as well as thrills. Adapted to all levels, the park will satisfy all fun and frolic.

27 zip lines with 1 around 200 m, new annual workshops, courses up to 22 metre in height and a brilliant team will be there to welcome you!

DONKEYS AND HORSES

Looking for activities with a donkey or a horse?

Roam around the preserved surroundings at the bottom of the Peisey-Vallandry valley in complete peace and quiet.

For a sense of adventure, try a horse carriage ride, hiking with a donkey or horseback riding

At the gateway of the Vanoise National Park, Mont Pourri, L'Aliet peak, North Face of Bellecôte and other remarkable waterfalls and glaciers.

A natural and preserved setting in the heart of the resort!



Le Quartz enjoys an ideal location in Plan Peisey. Direct skiing; join the ski runs in the Paradiski skiable area with ease. A range of amenities including a supermarket, restaurants, equipment rental services is within walking distance from the residential complex.

-  Tourist Office
-  Skiing location
-  Vanoise Express & start of ski slopes
-  Ski pass purchase
-  Minimarket

A ski-in/ski-out residence!

LE QUARTZ
PLAN-PEISEY

In line with the residential complexes built fifty years ago in the neighbouring resort in Les Arcs, Le Quartz is modern in design, paying homage to the founding architect Charlotte Perriand.

The building is constructed perpendicularly on the slope for enhanced views. Balconies are raised and staggered for privacy.

Designed with neutral and bright tones, the accommodation blends in perfectly with its surroundings. References to the mountain character have not been left behind – the first floor of the residence is dressed in a stone finish. Large openings were constructed for unobstructed views of the surrounding landscape.

The residence includes 23 apartments with 2 to 7 rooms. Cellars, heated ski lockers and a basement parking area are available to property owners.

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



Breathtaking views
of the surrounding
landscape!

"I love the mountains deeply. I love them because they are essential for me. They have consistently been a barometer for my physical and mental balance. Why? Because the mountains give humans the exposure they need," Charlotte Perriand wrote

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



Top-of-the-range
amenities &
sophisticated designs!

To keep in tune with the modern exterior of the residence, the apartment interiors have been designed in the same vein. The apartments combine modernity and cosiness.

Wooden floors and the wall clad with wood in the lounge preserve the charm and authenticity of a mountain interior.

Open-plan kitchens merging with the lounge and living room create beautiful living spaces opening on to a terrace or balcony. Spacious and cosy rooms include storage cupboards.

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



An inviting place to relax for après-ski!



The residential complex offers a wellness area for après-ski days or non-skiers. A jacuzzi, two saunas and a multi-sensory shower allow you to spend some time relaxing. A playroom is also available for residents.

Illustrations are provided for information purposes only and are not binding. Please refer to the text description for details.



Everything is proposed...
nothing is imposed!



For property owners **Terrésens can help you from A to Z** when renting out your apartments for the holiday season.

**USING THE APARTMENTS:
THE FREEDOM TO BLEND PERSONAL APARTMENT USE WITH RENTAL INCOME**

Plan Peisey, like many Alpine Resorts, is mindful of the economic benefits of tourism. So, when an apartment complex has proven tourist appeal (which is true for the Le Quartz development), the commune asks new homeowners to rent out their apartments (via a commercial lease) for several weeks a year during the winter and summer seasons.

A REAL WIN-WIN SITUATION

Mandatory rental can be very good news for the value of homeowners' properties in the long term. A resort with a healthy tourist economy = dynamic, modernised infrastructure for sports, culture, local shops and businesses = enhanced resort appeal = higher local property values.



DYNAMIC OPTION

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

OPT FOR THE LEASE

**TERRÉSENS VACANCES:
COMMERCIAL LEASE**

- Every year, you decide when you are going to stay at your personal 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.

(*) 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.

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 locations. This selection is essential since it guarantees the best investment: "Location, location, location" is our motto.

Then, we approve the following steps: property market studies, benchmarking, as well as project design with architects and rental assessments by our management service.

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 to limit the number of middlemen.

• MANAGE

Our management team independently studies, selects and verifies future property programmes 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 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 commercial structure develops holiday sales, relying on European sea and mountain holiday specialists to rent owners' apartments.

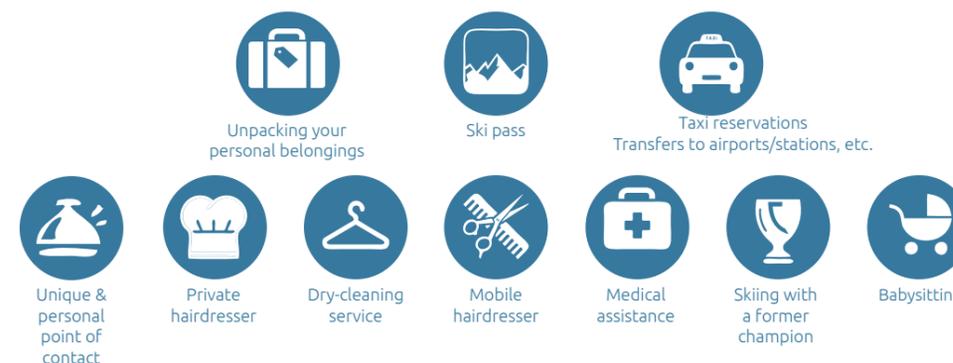
TERRÉSENS HÔTELS & RÉSIDENCES CONCIERGE

For a burden-free dream holiday, owners and their loved ones can use this card to access various concierge services.*

Your concierge is at your disposal for any personal requests.

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

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



OPERATION NAME:

Le Quartz

OPERATION ADDRESS:

Plan Peisey
73210 Peisey-Nancroix, France

OPERATION TYPE:

Residential holiday co-ownership

ACCOMMODATION:

23 apartments,
from T2 to T7

AMENITIES:

Reception, concierge services, cellars, parking, heated ski lockers,
swimming pool, wellness area, etc.

NOTARY:

Mr Christian Delpierre

DEVELOPER:

Terrésens

SELLER:

Terrésens Propriétés

MANAGER:

Terrésens Hôtels & Résidences
(Trademark of Terrésens Vacances)

Find all of our programmes at www.terresens.com

Find our rental offerings at www.mysecondhome.com

Join our group on social media



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TERRÉSENS
PROPRIÉTÉS

www.terresens.com

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