



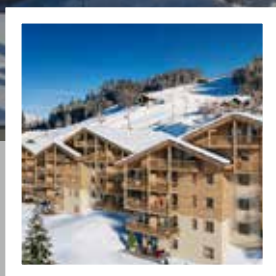
**TERRÉSENS**  
PROPRIÉTÉS

LES BALCONS  
*de Juliette* | NOTRE-DAME DE  
BELLECOMBE

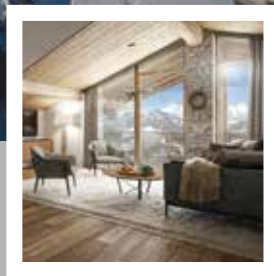
# NOTRE-DAME DE BELLECOMBE

• FRANCE (73590)

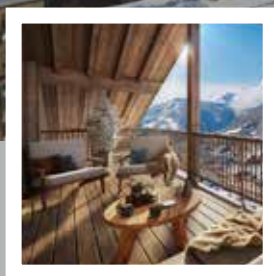
#TRUE VILLAGE RESORT



Ski-in ski-out



54 apartments  
Studio to 3-bedroom cabin



Extremely well  
appointed

ESPACE DIAMANT SKI AREA



# WELCOME to Notre-Dame de Bellecombe!



**FROM LYON**  
Take the A43 towards Chambéry, then the A430 and finally the D1212  
1 hr 55 mins

**FROM GRENOBLE**  
Take the A41 towards Albertville then the A43, the A430 and finally the D1212  
1 hr 15 mins

**FROM ANNECY**  
Take the D1508, then the D1212  
55 mins



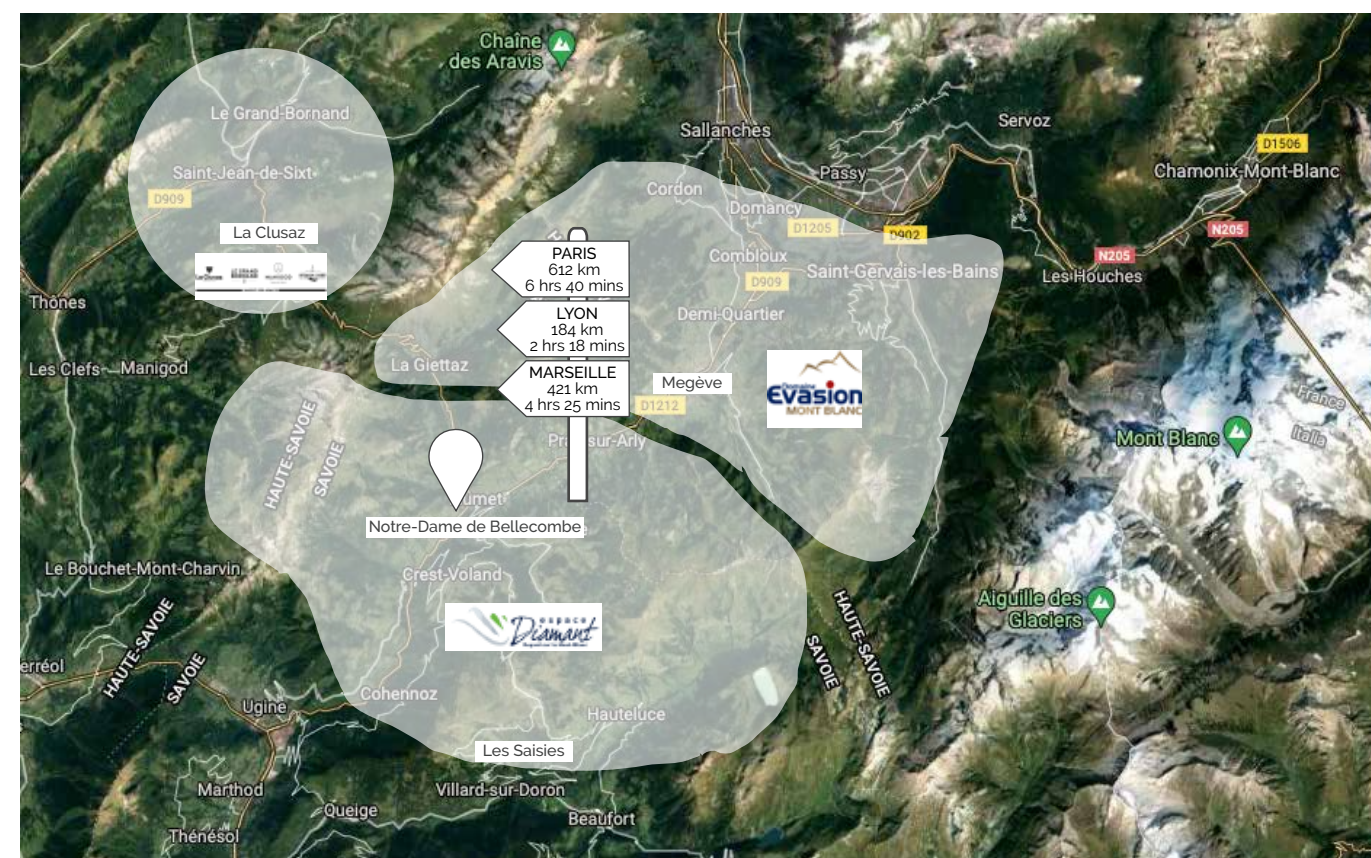
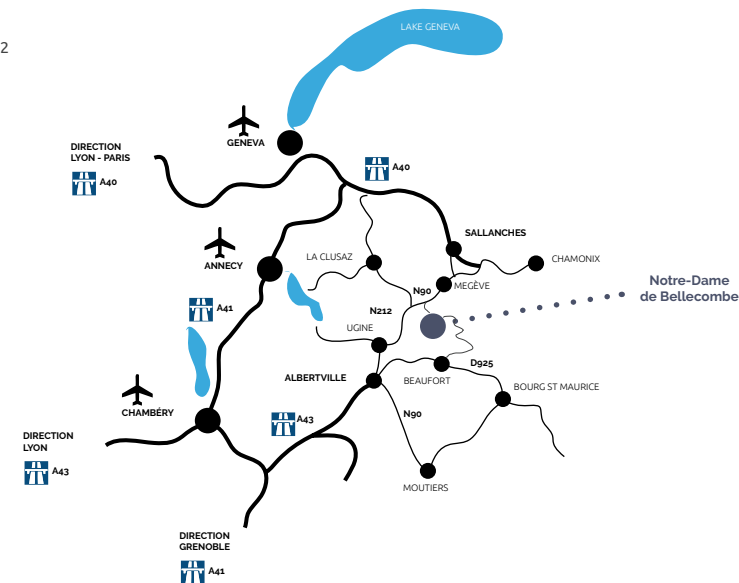
**ALBERTVILLE TGV STATION**  
Coach shuttle  
37 mins



**LYON SAINT-EXUPÉRY AIRPORT**  
167 km - 1 hr 55 mins

**GRENOBLE ALPES ISÈRE AIRPORT**  
159 km - 2 hrs

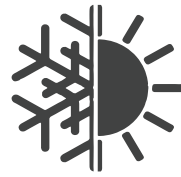
**CHAMBÉRY SAVOIE MONT-BLANC AIRPORT**  
87 km - 1 hr 15 mins





## VILLAGE RESORTS

- 1 - Timeless, authentic charm
- 2 - A relaxed way of life to enjoy with the family
- 3 - The mountain holiday of the future (genuine summer-winter dual season)
- 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 holidaymakers are increasingly attracted to year-round resorts like Notre-Dame de Bellecombe. 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 – starting with summer – and why they are driving growth in the tourism sector both now and for the future.

### 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 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.

### PACE IS A 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.

### NO NEED TO PERCH AT 2000 METRES ABOVE SEA LEVEL!

A real grassroots shift is taking place amongst new buyers, who are no longer focussing their investment solely on winter occupancy with 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 with year-round appeal in attractive surroundings. Connected to large skiable areas, these village resorts offer both the joys of skiing and those of summer walks in the mountains, village strolls, and visits to café terraces and boutiques. These pleasures are often unavailable in the summer, if you stay perched 2000 metres above sea level, surrounded by bare rocks!

### MOUNTAIN BIKES 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. Holidays on a crowded beach are beginning to lose their appeal. Riding their electric mountain bike, and pulling a trailer along behind them, people would much rather have a picnic with the family at the top of an Alpine pass, go for a swim in the lake, enjoy a spot of rafting or canyoning, or try some of the other activities available 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 IN FIGURES

300+ SKI RESORTS ACROSS SIX MOUNTAIN RANGES

23% OF FRANCE

TOP SKIABLE AREA IN EUROPE

RANKED THIRD AMONG GLOBAL SKI DESTINATIONS

10 MILLION VISITORS TO RESORTS IN WINTER

29% FOREIGN CLIENTS

120,000 DIRECT AND INDIRECT JOBS

### What do people want from a holiday home?

Family home, pied-à-terre or somewhere to relax... A holiday home is everyone's dream. Ideally, people want to use it for holidays and getaways "whenever they feel like it", whether it's at the seaside, in the country or in the mountains!

36%

want to purchase a holiday home

56%

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

37%

said lockdown had made them want to move permanently to their holiday home.

### 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, re-energise and refresh whilst admiring breathtaking scenery in peace and quiet!



### 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 wildlife dotted about our mountainsides!



### 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.



## NOTRE-DAME DE BELLECOMBE

A village resort linked to a big ski area!

1 - Authentic, family-friendly village

2 - Spectacular views



3 - Resort linked to Les Saisies and the Espace Diamant ski area

4 - Near Megève



**ALTITUDE**  
1150 m to 2070 m



**LOCATION**  
In the heart of Val d'Arly



**CHARACTERISTICS**  
Village resort  
Espace Diamant



**ACTIVITIES**  
Summer/winter resort  
Multi-Activity Resort



**LABELS**  
Villes & Villages Fleuris  
Tourist Centre  
Station Classée de Tourisme  
Qualité Tourisme

Notre-Dame de Bellecombe, a proper village steeped in tradition, in the heart of the Espace Diamant ski area. Open every holiday season and covering Beaufortain, Val d'Arly and Aravis, this vast ski area's 192 km of ski runs are sure to offer everything you could possibly want. Skiing, snowshoeing, surfing - enjoy the mountains your way.

With the highest point, Mont de Vorés, at an altitude of 2070 m, a winter holiday at Notre-Dame de Bellecombe means you can ski to your heart's content! Set in the Espace Val d'Arly, which comprises the Flumet, Crest-Voland / Cohennoz and Praz-sur-Arly ski resorts, altogether, with Les Saisies, the Espace Diamant offers 157 pistes, a total of 192 km of ski runs, and 81 ski lifts.

In summer, Notre-Dame de Bellecombe is an absolute gem – you'll find the treasures of Val d'Arly Beaufortain's rich legacy, baroque and contemporary religious heritage, culinary heritage and top-quality AOC wines, folk arts and traditions of the Savoie area, local craftsmanship and know-how, and sites of outstanding interest.

It's also the perfect place for hiking with the family, learning about the environment, walking and mountain biking, not to mention dream cycling holidays on the superb Route des Grandes Alpes tourist route.

Notre-Dame de Bellecombe is just a 17-minute drive from the prestigious resort of Megève and the Evasion Mont-Blanc ski area.





## THE SKI AREA

Skiing for everyone!



- 1 - 6 village resorts all linked together
- 2 - Fantastic snow cover
- 3 - View of Mont-Blanc
- 4 - Skiing for all
- 5 - 360° views
- 6 - Sunshine guaranteed



### 6 VILLAGE RESORTS LINKED TO 192 KM OF ALPINE SKI SLOPES = ONE ESPACE DIAMANT!

Praz-sur-Arly, Flumet, Notre-Dame de Bellecombe, Crest-Voland-Cohennoz, Hauteluçe, Les Saisies.

Explore it, tame it!

Located between Beaufortain and Val d'Arly, at just the right altitude and opposite Mont-Blanc, the Espace Diamant is a fabulous playground for skiers.

Its fantastic snow cover and incredibly beautiful views make Espace Diamant the perfect location to ski from place to place, leapfrogging from one ski area to another.

It's sure to meet all your expectations, combining the charm of village resorts with dynamic ski areas, all constantly seeking to innovate and further improve the quality of their offering.

Out on the slopes, the skiing choices are vast, accessible and challenging. And in the villages, the quality of life makes for a perfect family holiday. All in all, a trip to Diamond country is sure to put a sparkle in everyone's eyes!

### NOTRE-DAME DE BELLECOMBE : ESPACE VAL D'ARLY

In the heart of Espace Diamant, cradled by Mont-Blanc, Beaufortain and Aravis, the village resort of Notre-Dame de Bellecombe awaits you, offering the typically generous welcome of a village resort, where you can recharge your batteries and meet people you'll never forget.

### THE LES SAISIES OLYMPIC RESORT AT 1650 M

True "natural skiing" in the heart of an Olympic ski area

This is the family resort par excellence, focussing mainly on Alpine skiing but equally famous for its Nordic skiing – making it one of the most multi-faceted offerings not only in France but in the whole of Europe. It's one of the best for nature-lovers too, with trails that take you through mountain pastures and forests. And there's breathtaking scenery to boot, with 360° views of Mont Blanc, the Massif de Beaufortain and the Aravis mountain range.

What makes it even more amazing is that all the slopes get lots of sunshine, and the snow cover is incredible – you can ski right until the end of April every year!

### THE SKI AREA'S OTHER RESORTS

#### PRAZ-SUR-ARLY

This charming, family-friendly resort, just 4 km from Megève, boasts the friendly atmosphere of a real village.

#### FLUMET

Flumet offers all the calm and authenticity you'd expect from a typical Savoyard mountain village.

#### CREST-VOLAND / COHENNOZ

This resort, perched on a sunny balcony in the Val d'Arly, does its utmost to give guests a great holiday in both summer and winter.

#### HAUTELUCE

This mountain village, situated on a sunny mountainside at an altitude of 1,200 m, is surrounded by unspoilt nature and offers a dazzling view of Mont Blanc.



THE SKI AREA

In the heart of Espace Diamant

GREEN RUNS  
30

BLUE RUNS  
67

SNOW PARKS  
3

RED RUNS  
50

BLACK RUNS  
10



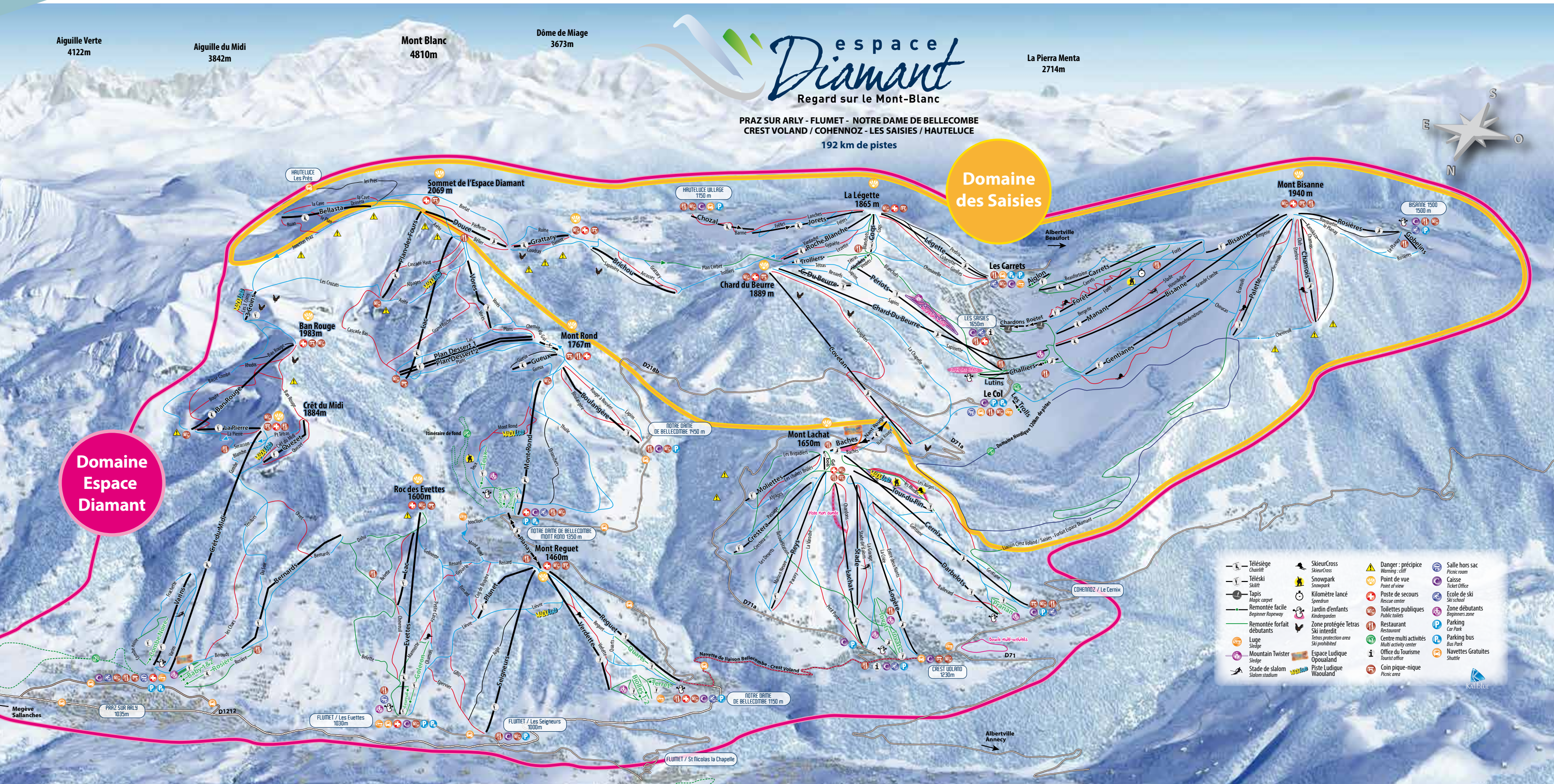
192 km of pistes



157 pistes



81 ski lifts



Espace Diamant  
Regard sur le Mont-Blanc

192 km de pistes  
PRAZ SUR ARLY - FLUMET - NOTRE DAME DE BELLECOMBE  
CREST VOLAND / COHENNOZ - LES SAISIÉS / HAUTELUCE

Domaine des Saisies

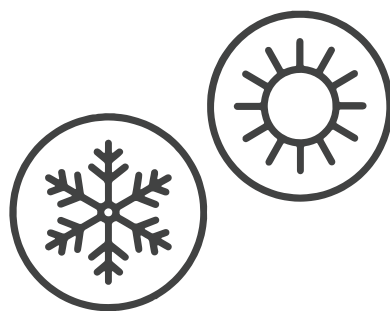
Domaine Espace Diamant

- Téléski Chairlift
- Télésiège SkieurCross
- Tapis Magic carpet
- Remontée facile Beginner Ropeway
- Remontée forfait débutants
- Luge Sledge
- Mountain Twister Sledge
- Stade de slalom Slalom stadium
- Snowpark
- Kilomètre lancé Speedrun
- Jardin d'enfants Kindergarten
- Zone protégée Tetas Ski prohibited
- Espace Ludique Opauland
- Piste Ludique Wauland
- Danger: précipice Warning: cliff
- Point de vue Point of view
- Poste de secours Rescue center
- Toilettes publiques Public toilets
- Restaurant
- Centre multi activités Multi activity center
- Office du Tourisme Tourist office
- Coin pique-nique Picnic area
- Salle hors sac Picnic room
- Caisse Ticket Office
- Ecole de ski Ski school
- Zone débutants Beginners zone
- Parking Car Park
- Parking bus Bus Park
- Navettes Gratuites Shuttle



## ACTIVITIES

All sorts of activities  
for people of all ages to enjoy!



### ALPINE SKIING

On a vast, spectacular plateau that's 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 their high altitude, the ski areas enjoy exceptional snow cover, so you can ski until late April every season.

### NORDIC SKIING

An exceptionally snowy, sunny site awaits you on the Col des Saisies plateau. From the first snowfall, the ski area, approved by France Ski de Fond, offers several kilometres of safe, groomed, waymarked runs.

### CROSS-COUNTRY SKIING

Leave the ski-lifts behind and spend a day out discovering the joys of cross-country skiing. Make sure you have all the necessary equipment (skis, shoes, sealskin, backpack, etc.). Safety equipment is provided (AVD, shovel, probe, etc.).

### BIATHLON

Discover biathlon on the slopes where local athletes Raphaël Poirée, Justine Braisaz and Julia Simon honed their skills. An activity combining Nordic skiing and target shooting. A mix of effort, precision, concentration and control.

### MOUNTAIN TWISTER AT LES SAISIES

This all-season, rail-mounted sledge track makes Les Saisies feel rather like Disney's 'Space Mountain'. This thrilling attraction is almost 800 metres long with sections up to 8 metres above the ground. Powerful acceleration, banked turns, 360-540° spins, successions of waves – and more – mean the adrenaline rush is guaranteed! For the less adventurous, fear not, there is a braking system to control your speed!

### DOG SLEDDING

Try this unique experience at Notre-Dame de Bellecombe – the place for thrills and spills! Accompanied runs, beginners and advanced skills courses... our mushers will make you feel at ease and make sure you enjoy a truly memorable experience.

### SNOWSHOEING

Try snowshoeing and discover all the well-kept secrets our lovely little village of Notre-Dame De Bellecombe has to offer – at your own speed. Amongst the undergrowth, on mountain pastures, in the villages... breathe in the pure air and enjoy the peace and quiet and spectacular views. A real breath of fresh air guaranteed! Over 50 km of secure, waymarked trails – and what makes it even better is that most of them are groomed too!

### CROSS-COUNTRY SKIING

Nowadays, cross-country skiing is more popular than ever, and it's a completely different skiing experience.

Not to mention:

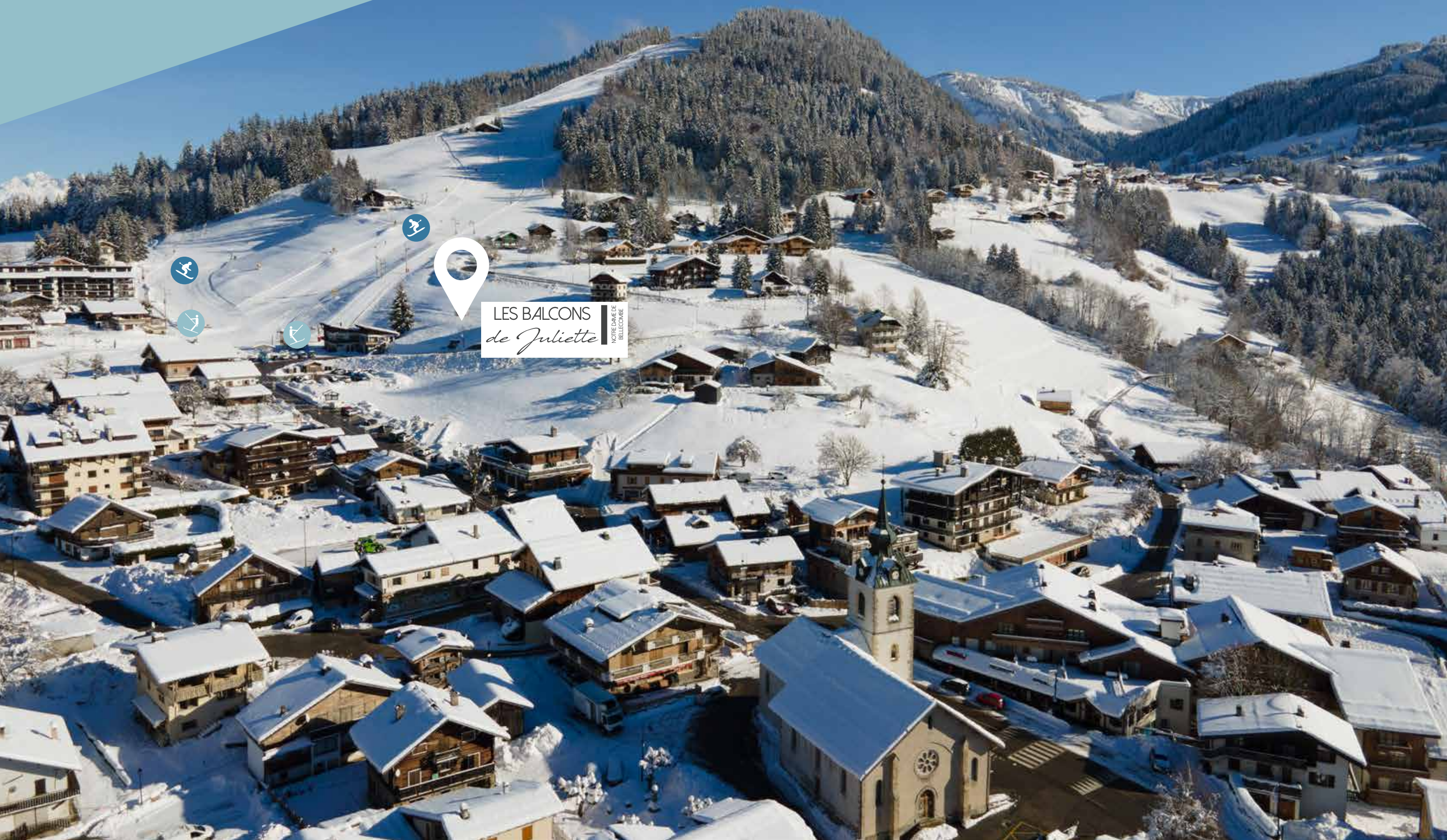
MOUNTAIN BIKING  
ICE SKATING RINK  
TOBOGGANING  
SNAKE GLISS  
AND MORE



## LOCATION

The perfect location  
in Notre-Dame de Bellecombe

“Les Balcons de Juliette” is a ski-in ski-out residence superbly located right in the middle of the resort. There are two ski lifts right outside the building: Téléski du Reguet and Téléski des Quarts



LES BALCONS  
*de Juliette*  
NOTRE-DAME DE  
BELLECOMBE



THE RESIDENCE

Incredible views of the resort  
and surrounding mountains!



"Les Balcons de Juliette" offers beautiful views of the resort, the church tower and the surrounding mountains.





## LES BALCONS DE JULIETTE

Combining traditional and contemporary architecture, the walls are covered with a harmonious mix of brushed timber cladding, render and natural stone. The residence comprises 54 apartments, from studios (T2) to 3-bedroom.

"Exterior photos are for illustration purposes only, please refer to descriptive details. Illustration provides an approximation of the general appearance and is not binding."





## LES BALCONS DE JULIETTE

The fully furnished, fully equipped apartments have all the cosy comfort of a mountain home. Larger room sizes to give the accommodation a spacious feel. The meticulously designed apartments feature high-quality materials. Designed and fitted by our architect and interior decorator, the interiors are the epitome of comfort and sophistication.

\*Photos of interiors are for illustration purposes only, please refer to descriptive details. Illustration provides an approximation of the general appearance and is not binding.\*





## LES BALCONS DE JULIETTE

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

Each apartment has a personal heated ski locker, personal lockable cellar and basement parking space.

\*Photos of interiors are for illustration purposes only, please refer to descriptive details. Illustration provides an approximation of the general appearance and is not binding.\*





## LES BALCONS DE JULIETTE

\*Photos of interiors are for illustration purposes only, please refer to descriptive details. Illustration provides an approximation of the general appearance and is not binding.\*





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 holiday 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.**



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

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

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.

CHOOSE OUR COMMERCIAL LEASE:

TERRÉSENS VACANCES

- 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.

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

(\*\*) Reclaiming VAT: Article 261 D 4e / Article 271 I and Art: 271 IV of the French tax code (CGI); recovery of VAT acquired by 20th when purchasing a furnished home offering hotel-style services.



## WHO WE ARE

Professionals  
in construction & management!



SPECIALISING IN MOUNTAIN PROPERTIES SINCE 2008!



### • DESIGN AND BUILD

Our Group starts work as soon as a real estate opportunity is found. Following a thorough study conducted by our development department, we carefully select our sites. This choice is key because it ensures the best investment: "location, location, location!" is our motto.

We then take the following steps: property market studies, benchmarking, project design with our architects and rental assessments conducted by our management service.

As regards actually building the residences, we act as property developer, co-developer, or end-user representative.

### • MARKET AND ADVISE

Immoé, a subsidiary of the TERRÉSENS Group, markets the properties (apartments, chalets, villas, etc.). To reduce the number of middlemen, 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 long-term, worry-free management. They supervise, provide technical oversight and manage all aspects of apartment rental for owners who choose to rent out their properties via Terrésens Hôtels & Résidences.

A subsidiary of the Terrésens Group, Terrésens Hôtels & Résidences works for participating property owners to manage exceptional properties by the sea or in the mountains, including provision of a concierge service before and during their stay.

Terrésens Hôtels & Résidences selects **first-rate destinations with strategic locations** (resort centre, ski-in ski-out, sea view, etc.), to ensure that each managed property is always occupied.

Its teams supervise operations so that all runs smoothly, including cleaning, maintenance and technical oversight of the apartments and communal areas.

The dedicated sales team sells holidays at the properties, using European seaside and mountain holiday specialists to rent out owners' apartments.

### TERRÉSENS HÔTELS & RÉSIDENCES CONCIERGE SERVICE

For a carefree, dream holiday, the concierge card can be used by owners and their friends or family to access the various concierge services\*.

Your concierge is at your disposal for all personal requests.

Ask your customer advisor about the other rental management solutions and custom surveys we offer.

\*Card is free for the first 3 years after signing a commercial lease with Terrésens Hôtels & Résidences

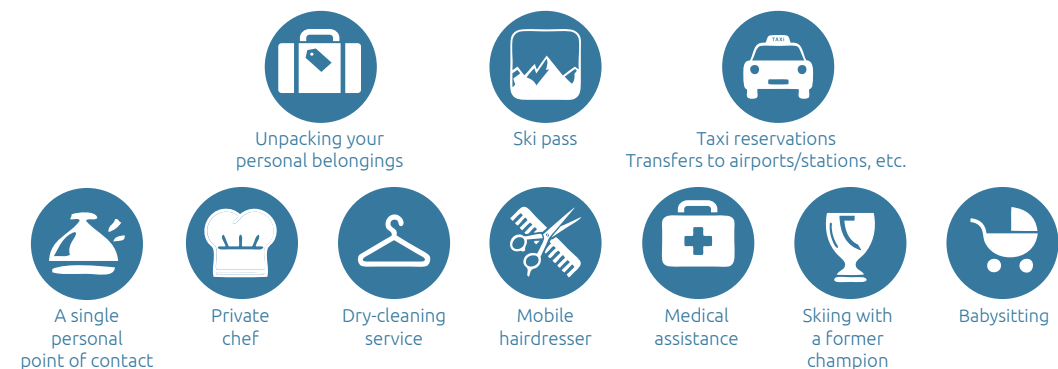
WATCH OUR VIDEOS TO  
FIND OUT MORE  
ABOUT TERRÉSENS



Our group



Our properties





**OPERATION NAME:**

LES BALCONS DE JULIETTE

**OPERATION ADDRESS:**Le Réguet  
73590 Notre-Dame de Bellecombe, France**OPERATION TYPE:**

New Properties - Off-plan purchases

**UNITS:**

Studio to 3-bedroom apartments

**AMENITIES:**Reception, concierge service, cellars, basement parking spaces,  
heated ski lockers**NOTARY:**Maître Julien Cerutti,  
74570 GROISY, FRANCE**DEVELOPER:**

Terrésens Group

**MANAGEMENT:**

Terrésens Hôtels &amp; Résidences

Find everything you need to book a property at [www.terresens.com](http://www.terresens.com)Check out our holiday rentals at [www.terresens-msh.com](http://www.terresens-msh.com)

Take a look at our group on social media

**TERRÉSENS**  
PROPRIÉTÉS[www.terresens.com](http://www.terresens.com)

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Parc Opéra carpark

**+33 (0)4 72 14 07 14**

SAS [FRENCH SIMPLIFIED JOINT-STOCK COMPANY] WITH A CAPITAL OF

€4,000,000

Lyon Trade and Companies Register (RCS), No. 501 580 211

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