



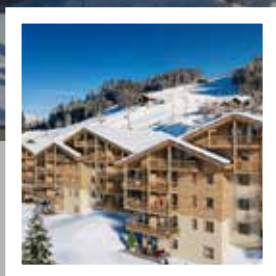
TERRÉSENS
PROPRIÉTÉS

LES BALCONS
de Juliette | NOTRE-DAME DE
BELLECOMBE

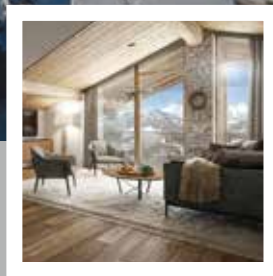
NOTRE-DAME DE BELLECOMBE

• FRANCE (73590)

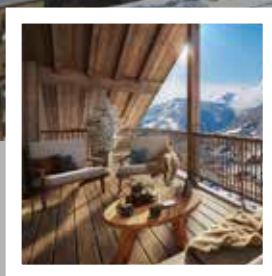
#TRUE VILLAGE RESORT



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

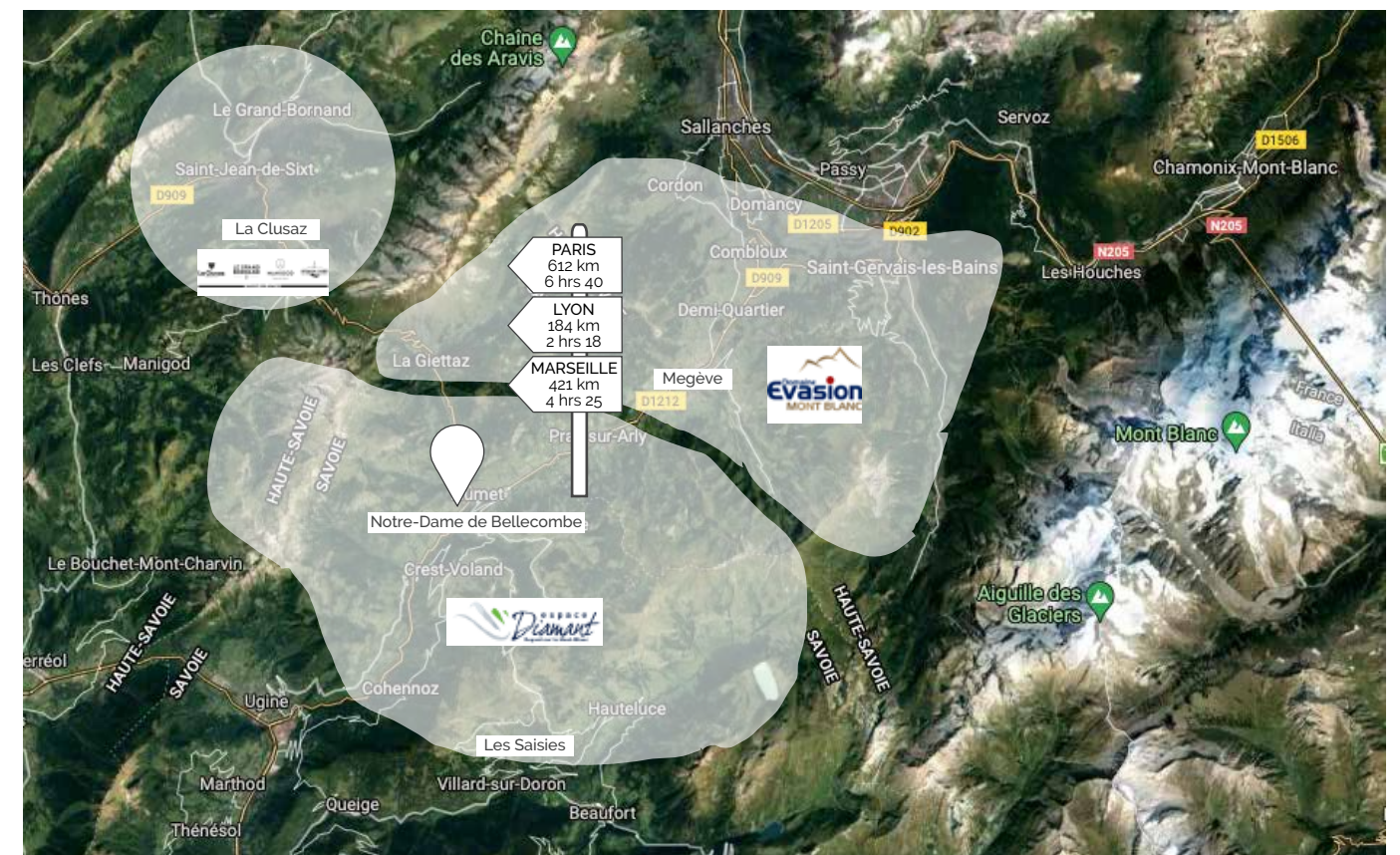
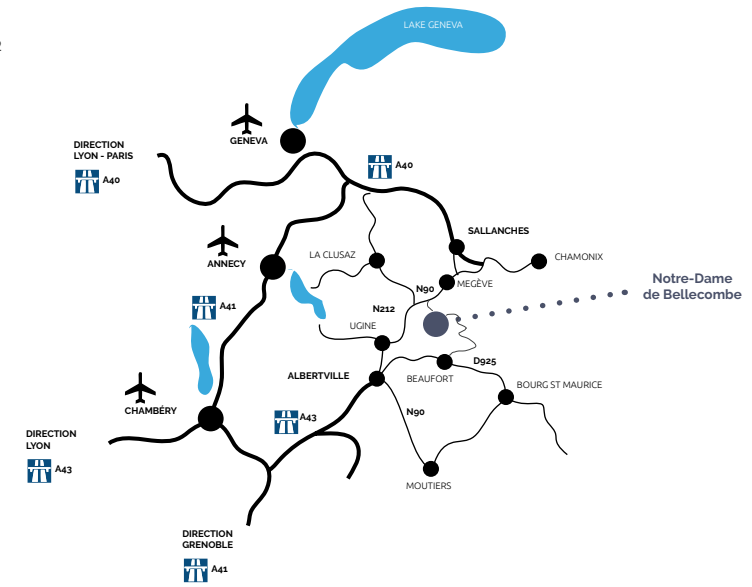
FROM ANNECY
Take the D1508, then the D1212
55 mins



ALBERTVILLE TGV STATION
Coach shuttle
37 mins

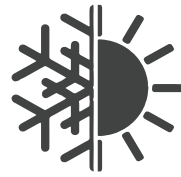


LYON SAINT-EXUPÉRY AIRPORT
167 km - 1 hr 55 mins
GRENOBLE ALPES ISÈRE AIRPORT
159 km - 2 hrs
CHAMBÉRY SAVOIE MONT-BLANC AIRPORT
87 km - 1 hr 15 mins



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 unspoiled 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.

WHEN FEELINGS COME FIRST

Holiday lets are no longer seen purely as investment opportunities! Feelings have a major role to play in the purchase of one of our residences. Such purchases are now seen as more like buying a holiday home for the family – except that owners can rent it out as they please or live in it themselves for 6 months of the year, should they so desire – not to mention the tax benefits! And the Airbnb model has shown buyers that by renting out their apartments for a few weeks a year they can cover daily outgoings. Purchasing a holiday home is therefore cost-effective, without the new owners having to worry about managing their holiday let.

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.

WHEN SPACE IS A LUXURY

Terrésens mountain holiday lets are the perfect answer to new client expectations: no more cramped conditions – instead, places that feel more like holiday homes and offer the perfect balance between price and comfort in terms of space, particularly for living areas. The décor is based on open-plan fitted kitchen/living rooms, which is where most family life goes on. Terrésens has therefore tried to ensure that these rooms are at least 25 m² in all apartments offering three or more rooms. Moreover, apartments with two or more bedrooms (T3) now feature a bathroom, a shower room and two toilets, and owners now have their own cellar to facilitate using the accommodation for both personal and rental purposes.

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, Hauteluce, 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



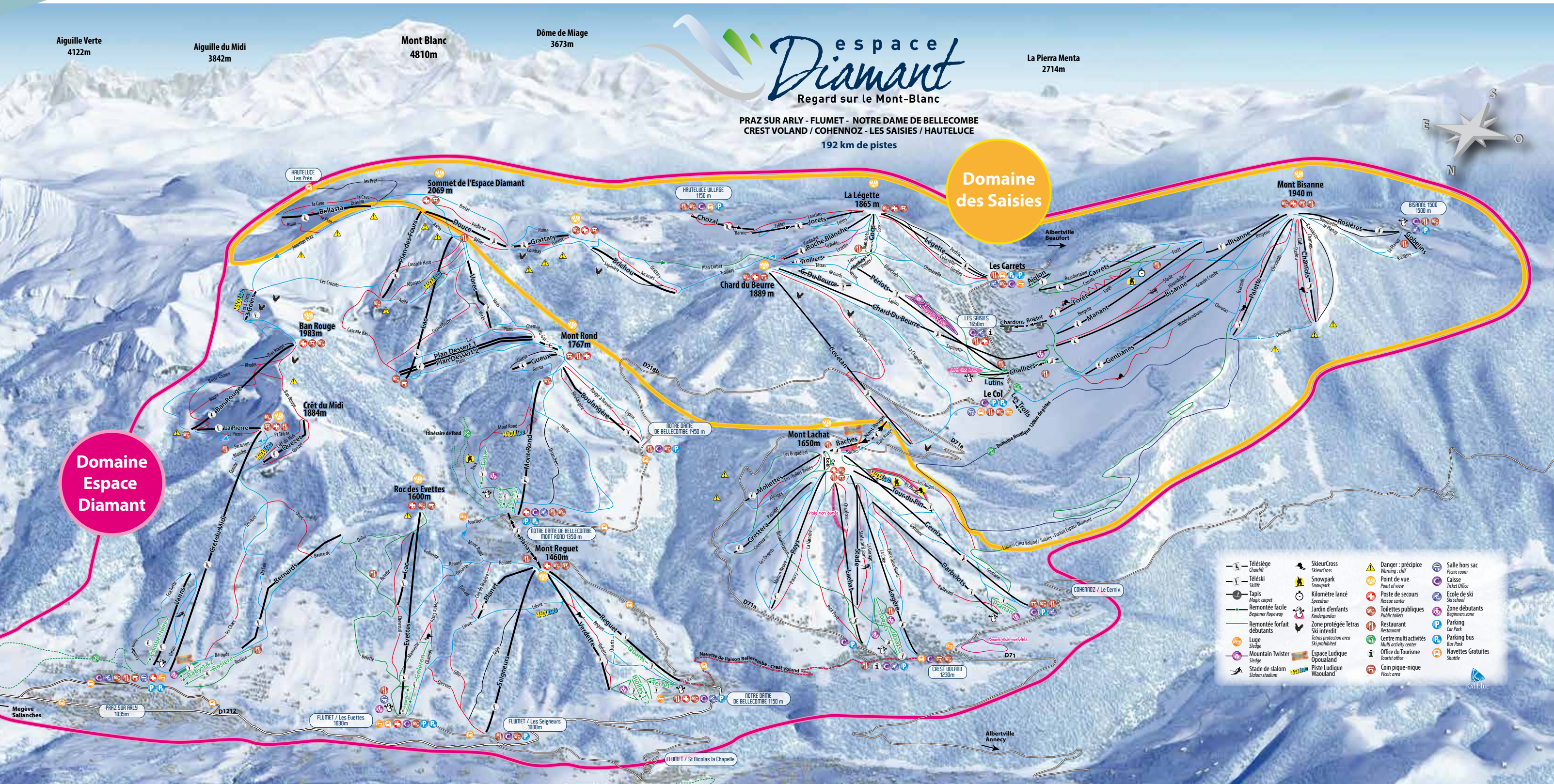
192 km of pistes



157 pistes



81 ski lifts



Espace Diamant
Regard sur le Mont-Blanc

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

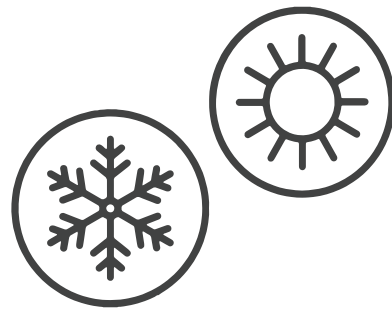
Domaine des Saïsis

Domaine Espace Diamant

- Téléski Chairlift
- Téléski Skilift
- Tapis Magic carpet
- Remontée facile Beginner ropeway
- Remontée forfait débutants
- Luge Sledge
- Mountain Twister Sledge
- Stade de slalom Slalom stadium
- SkieurCross
- 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
- École 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:

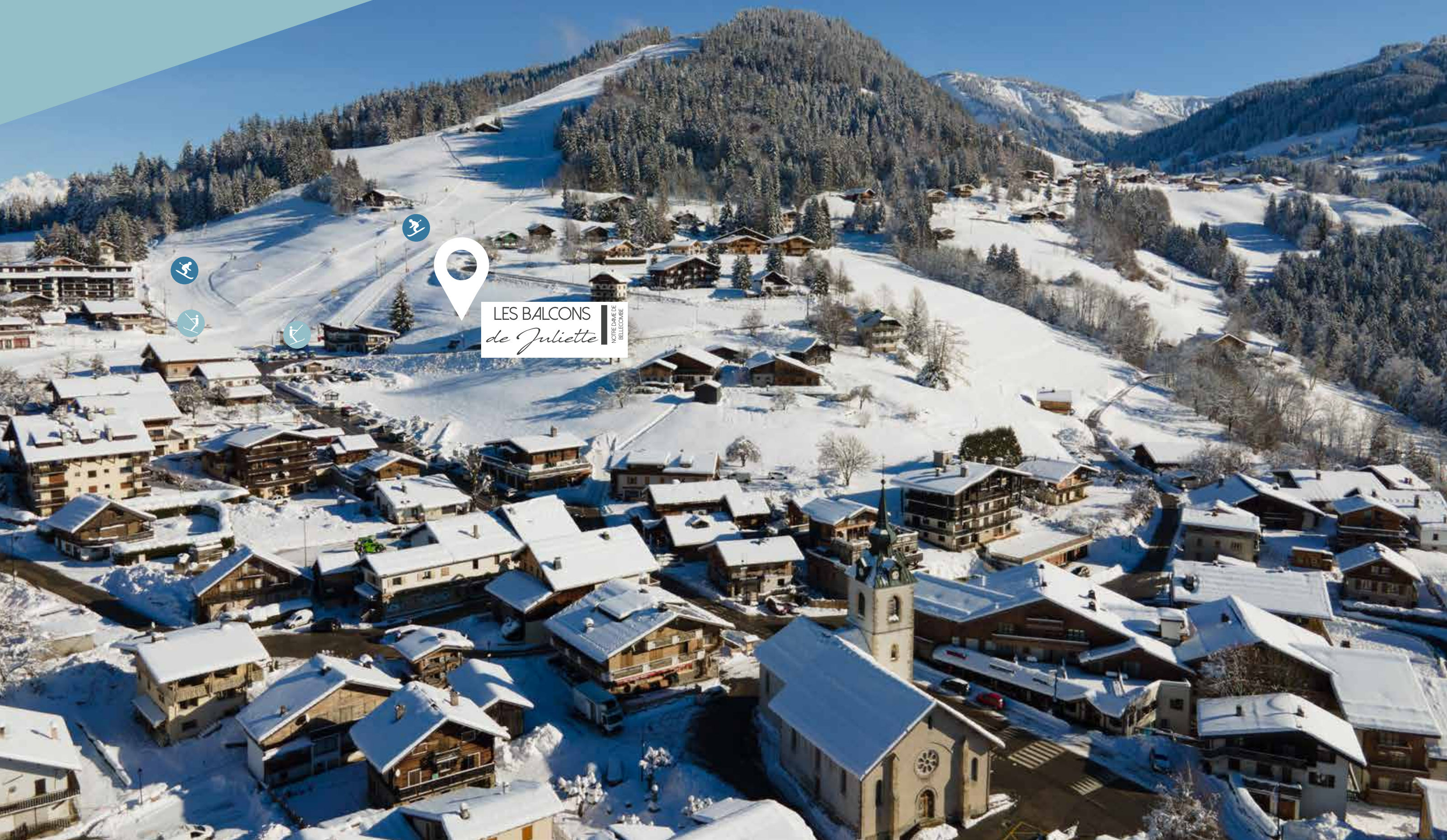
**MOUNTAIN BIKING
ICE SKATING RINK
TOBOGGANING
SNAKE GLISS
AND MORE**



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: Télési du Reguet and Télési 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.**



Want to be able to use your apartment whenever you like but still benefit from profitable seasonal rentals?

CHOOSE OUR COMMERCIAL LEASE: TERRÉSENS VACANCES

You'll be able to use your apartment yourself for up to 6 months a year.

Rentals advertised via the largest retail tourism networks.

Flexible rental income according to your occupancy choices.

VAT recovered (20%) on the sum paid for your purchase*.

Owners' concierge service.

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



CLASSIC OPTION

Want to use your property as a holiday home and rent it out on an occasional basis (via an estate agent)?

CHOOSE OUR MANAGEMENT OPTION: TERRÉSENS GESTION

Renewable each year, as required.

Just let us know at any time which weeks you want to rent out your property.

BASIC OPTION

Want to rent out your property yourself and only make use of the para-hotel services?

CHOOSE THE PARA-HOTEL SERVICE AGREEMENT: TERRÉSENS CONCIERGERIE

We'll organise reception, key hand-over, entry/exit inspections, cleaning, household linen, presentation of wellness areas, etc.

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 & Résidences

Find everything you need to book a property at www.terresens.comCheck out our holiday rentals at www.terresens-msh.com

Take a look at our group on social media

**TERRÉSENS**
PROPRIÉTÉSwww.terresens.com**LYON Head Office**19 bis, Place Tolozan, 69001 Lyon,
France

Parc Opéra carpark

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**SAS [FRENCH SIMPLIFIED JOINT-STOCK
COMPANY] WITH A CAPITAL OF €4,000,000**
Lyon Trade and Companies Register (RCS),
No. 501 580 211

LYON - PARIS - LE BOURGET DU LAC - GENEVA - LONDON - LUXEMBOURG - LISBON

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interpretation of their creator
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