



TERRÉSENS
PROPRIÉTÉS



Les Sources de Canopée
Saint-Gervais-les-Bains (74)

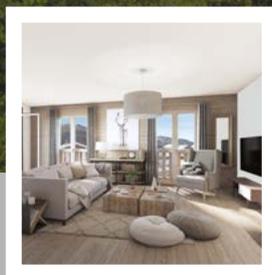
SAINT-GERVAIS-LES-BAINS

MONT-BLANC VILLAGE FRANCE (74170)

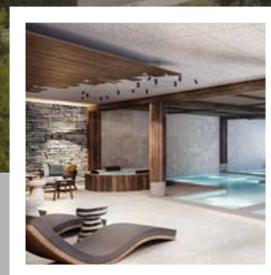
SPA & 4-SEASON RESORT



Exceptional location



From one bedroom (T2)
to four bedrooms (T5)



Pool, wellness area, etc.

EVASION MONT-BLANC & SAINT-GERVAIS LES HOUCHES

SAINT-GERVAIS-LES-BAINS, MONT-BLANC VILLAGE!



Commune of Mont-Blanc
international reputation



Authentic spa
resort



4-season,
year round resort



Panoramic view
of the Fiz massif



Project location: premi-
um & rare



FROM FRANCE
A40 towards Chamonix
Exit no. 21
or Les Gorges de l'Arly towards Megève.

FROM SWITZERLAND
Motorway to Martigny, then Col de la Forclaz and Col des
Montets towards Chamonix.

FROM ITALY
40 km from Courmayeur via the Mont-Blanc tunnel.



SNCF STATION
Saint-Gervais-les-Bains – Le Fayet.

For all trips to the Chamonix Valley:
Mont-Blanc Express – Le Fayet – Chamonix. From Switzer-
land: Leman Express.



INTERNATIONAL AIRPORTS
Geneva: 86 km
Lyon-Saint-Exupéry: 206 km

NATIONAL AIRPORTS
Annecy Mont-Blanc: 84 km
Chambéry Savoie Mont-Blanc: 126 km

Located between France, Italy and Switzerland, the Mont-Blanc massif rises to 4,809 metres and extends over approximately 400 km². It overlooks 4 villages: Le Fayet (580 m), Saint-Gervais (850 m), Saint-Nicolas-de-Véroce (1150 m) and Le Bettex (1400 m), offering skiers, hikers and contemplative holidaymakers a magnificent view. The Mont Blanc summit is located in the commune of Saint-Gervais, a village that has retained its authenticity, style and character!

Blessed by nature, it is a 4-season tourist destination of international renown, from 580 m to 4,809 m in altitude. With its exceptional heritage, Saint-Gervais Mont-Blanc is characterized by a varied tourist offer, which includes sports, culture and spa treatments.

During the winter, the resort boasts 2 ski areas and over 500 km of slopes in the heart of an exceptional setting. During the summer, it is a paradise for nature lovers. Both young and old can look forward to taking a deep breath of fresh air in the mountains and mountain pastures.



2 EXCEPTIONAL SKI AREAS

An ideal playground for skiers

EVASION MONT-BLANC AREA



1 - 3rd largest ski area in France

2 - Guaranteed sunshine

3 - Skiing for all

4 - A varied area



Linked to Megève, **EVASION MONT-BLANC** is the 3rd largest ski area in France.

The Evasion Mont-Blanc ski area extends from 850 to 2,353 metres in altitude and includes Saint-Gervais, Saint-Nicolas-de-Véroce, Les Contamines, Megève, Combloux and la Giettaz. It is wonderfully sunny. Most of the area is skiable, and you will discover beautiful off-piste areas on the Mont-Joly and Saint-Nicolas-de-Véroce sides.

A new feature was added to the Evasion Mont-Blanc area in 2020. A beginners' zone—at an altitude of 1,840 metres—was created at Mont d'Arbois: this progressive ski area offers more comfort and safety to learners (not to mention an exceptional view)!

- > The area is accessible from Saint-Gervais: just take the gondola lift that goes to Le Bettex.
- > The "Saint-Gervais" ski run allows you to return to the resort on foot.

THE SKI AREA OF LES HOUCHES/SAINT-GERVAIS extends from 1,000 m to 1,900 m in altitude. An exceptional 360° panorama of the Mont-Blanc massif can be enjoyed from its summit. Forest ski runs enable you to discover the pleasures of skiing.

With the Mont-Blanc or Fiz massif as a backdrop, the area benefits from exceptional snow cover that remains ideal throughout the winter sports season.

- > The resort is accessible via the mythical Mont-Blanc Tramway.
- > The Les Houches resort also hosts international competitions and is the training ground for the French ski team.

Contrary to its name, the Verte des Houches is a 3,343 metre long and 870 metre high black run.



445 km of ski runs



EVASION MONT-BLANC AREA
230 ski runs



EVASION MONT-BLANC AREA
445 km of ski runs



EVASION MONT-BLANC AREA
109 ski lifts

SAINT-GERVAIS AREA
27 ski runs + 1 snow park

SAINT-GERVAIS AREA
55 km of ski runs

SAINT-GERVAIS AREA
15 ski lifts



A multitude of sporting activities for all ages and levels!



INTERNATIONAL SPA RESORT

Saint-Gervais is the no. 1 mountain spa resort. With a middle- and upper-class clientèle, the Thermal Spa has achieved international fame.

Nestled at the bottom of a magnificent 10-hectare wooded park, the Thermal Spa of Saint-Gervais Mont-Blanc is a unique place. After more than 6,000 years underground, the water is highly rich in minerals and trace elements and offers exceptional therapeutic benefits.

Embark on a wellness journey in thousand-year-old, naturally-hot and beneficial thermal water. Relaxation activities, saunas at various temperatures, steam baths, a herbal tea room, and indoor and outdoor baths are offered at the foot of the Bonnant Gorge. Each area offers unique experiences, geared towards the visual, auditory and sensory. The Thermal Spa of Saint-Gervais Mont-Blanc has adopted a holistic approach to well-being, one that highlights the poetry of the journey of Saint-Gervais Mont-Blanc thermal water.

The Thermal Spa of Saint-Gervais Mont-Blanc offers treatments for dermatological and respiratory tract ailments. More recently, it developed a short-term wellness treatment for cancer patients suffering from the effects of their therapy. It also offers a programme to relieve tinnitus.



THE TRAMWAY OF MONT-BLANC

Known as the TMB, the Tramway of Mont-Blanc is the highest rack railway in France. It begins its trek in Saint-Gervais and climbs to the Nid d'Aigle at an altitude of 2,372 metres.

When it was created in 1906, the Mont-Blanc tramway's objective was to reach the summit. But the project encountered technical difficulties, and its cost was quite high. Moreover, the First World War put an end to this ambitious project.

Today, it is the starting point for mountaineers climbing the roof of Europe via the normal route and for hikers heading for the Tête Rousse or Gôûter refuge. However, this stop is only open during the summer. Some tourists use the TMB to have a drink or a snack at the Nid d'Aigle refuge and enjoy the view before heading back down to the valley.

During the winter, the TMB takes skiers and pedestrians to the Saint-Gervais/Les Houches ski area at the Col de Voza or to the Bellevue plateau (at an altitude of 1,800 metres) for walks through the breathtaking scenery.

MOUNTAINEERING

Saint-Gervais is one of the most popular mountaineering destinations for climbing Mont Blanc as well as several other peaks. Nestled at the foot of the roof of Europe, the commune is home to one of the three access routes to the highest peak in the Alps.

High mountain climbing is also part of the resort's DNA. Both novices, looking for their initial experience, and experienced mountaineers will enjoy the area and can find ascents adapted to their level.

If you want to practise mountaineering on the Mont Blanc and around Saint-Gervais, you should contact La Compagnie des Guides. Proud of its 150 plus years of experience, the company has 85 guides and leaders who escort individuals and groups wishing to discover the many mountain climbs.

Saint-Gervais is the gateway to many exceptional "4,000" sites. Two historic routes are among them: the Aiguille de Bionnassay and the "la Voie Royale" take you to the top of the roof of Europe!

HIKING

Snowshoeing is a fun, sporty way to discover the snow-covered Mont-Blanc massif. In Saint-Gervais, 8 marked snowshoeing routes are available.

Saint-Gervais also offers many hiking trails. Rural or wooded, some have a significant difference in altitude and are more challenging. Hiking is the perfect way to discover the fauna and flora of the Mont-Blanc region.

Don't miss the Mont Joly and Prarion summits, two hikes that will offer you a breathtaking view and a 360° panorama of the surrounding mountains.

The Tour du Mont-Blanc is one of the most beautiful treks in the world. It offers 155 km of hiking and 8,500 metres of vertical drop.

CROSS-COUNTRY SKIING

Cross-country skiing also enables you to discover the landscape in a different and more athletic way. You must be up to the descent, but the challenge and the beauty of the landscape are worth it. There are 3 marked cross-country ski routes for those who love beautiful landscapes and sports. There is even a night run on Tuesdays and Fridays.

ICE SKATING RINK

Saint-Gervais has a covered ice rink open to all. Ice hockey matches are organised on the rink.

AQUATIC CENTRE

The aquatic centre has a 25 m swimming pool with underwater enclosures, a 43 m² leisure pool suitable for families combined with a paddling pool with water games for children, a 17 m x 10 m outdoor pool with a slide (open only in the summer), a space dedicated to relaxation with a sauna, steam room and solarium, and a snack bar (open only in the summer).

MOUNTAIN BIKE AREA

Take the gondola lift from Saint-Gervais to Le Bettex at an altitude of 1,400 m. On the agenda, hikes in the mountain pastures, mountain bike descents and a gourmet break facing the Mont Blanc.

MONT-BLANC ADVENTURE PARK

Come discover a fun course among the trees of the Parc Thermal du Fayet, a quiet and shady area. Climb rope ladders, pendulums, monkey bridges, footbridges, nets, and 180 m zip lines. It's ideal for the entire family!

THRILLS

The 90-metre bungee jump from the Saint-Gervais bridge offers an unforgettable view of the Bonnant Gorges and the majestic Mont Blanc. Pass by several structures, including Nepalese footbridges, on the Saint-Gervais Thermal Park's via ferrata. Several climbing sites are available in Saint-Gervais.

AN EXCEPTIONAL LOCATION BETWEEN THE VILLAGE AND THE SKI LIFT



Ski lift
St Gervais/Bettex



Village centre
Retail outlets

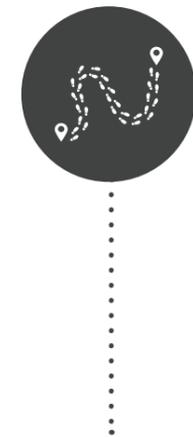
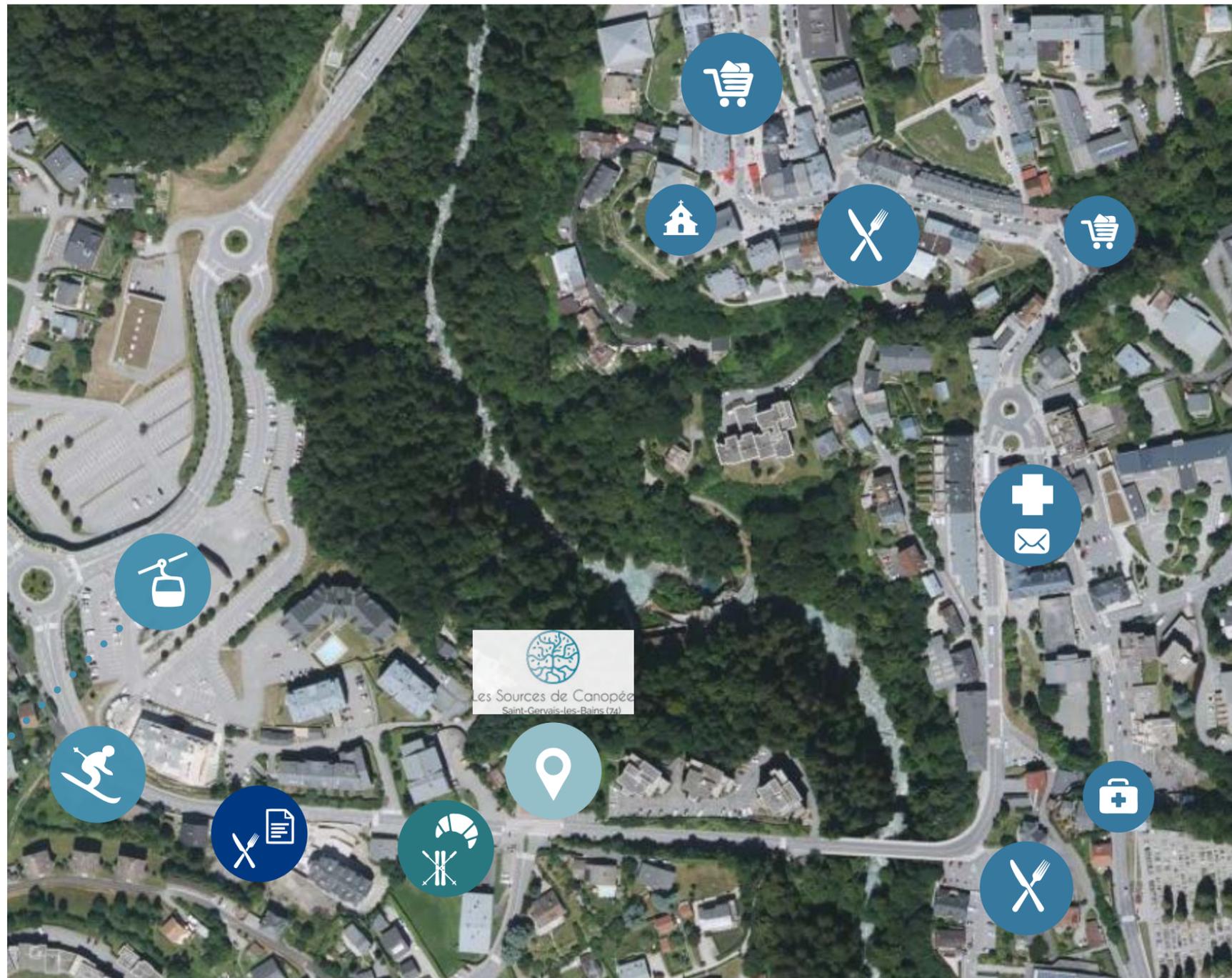


Ski back
St Gervais

Located in the village of Saint-Gervais, the residence “Les Sources de Canopée” is ideally situated for a stay at the resort.

The ski lift to the “Evasion Mont-Blanc” ski area is 3-minute walk from the residence and 9-minute walk from the village centre.

A bakery and a ski rental shop are located opposite the residence.



- 

Church/Village Centre/Retail Outlets
9-Minute Walk
- 

Residence Grounds
- 

Bakery/Ski Rental Shop
1-Minute Walk
- 

Tobacco Shop/Restaurant
2-Minute Walk
- 

Ski Lift
Ski Back
3-Minute Walk

THE RESIDENCE

- > Elegant traditional architecture
- > A residence that offers a breath of fresh mountain air



View from the residence



Designed as a harmonious and intimate unit, the residence “Les Sources de Canopée” respects the architectural spirit of Haute-Savoie and is composed of 59 apartments, from one bedroom (T2) to four bedrooms (T5).

The residence also offers common areas: reception, playroom, teen area, luggage room, cellars/storerooms, parking, bicycle room with electric sockets for recharging, ski lockers, laundry, swimming pool, sauna, steam room, jacuzzi and sensory showers.



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

THE RESIDENCE

An exceptional view of the bell tower of Saint-Gervais!



- Equipped kitchen and bathroom
- Full height tiling in bathrooms
- Extra flat shower trays
- Wall-mounted toilets
- Wooden parquet flooring
- Wooden interior and closet doors
- Etc.

The apartments at Les Sources de Canopée are designed for your well-being and meet the latest environmental standards. The interiors are ideally arranged with meticulous finishes to meet every desire.

With their generous dimensions, the living rooms are conducive to conviviality. As for the bedrooms, they preserve the privacy of each occupant. You will discover quality services, from the entranceway to the living spaces. Most apartments have a balcony, allowing you to enjoy the view of the Fiz mountain range.

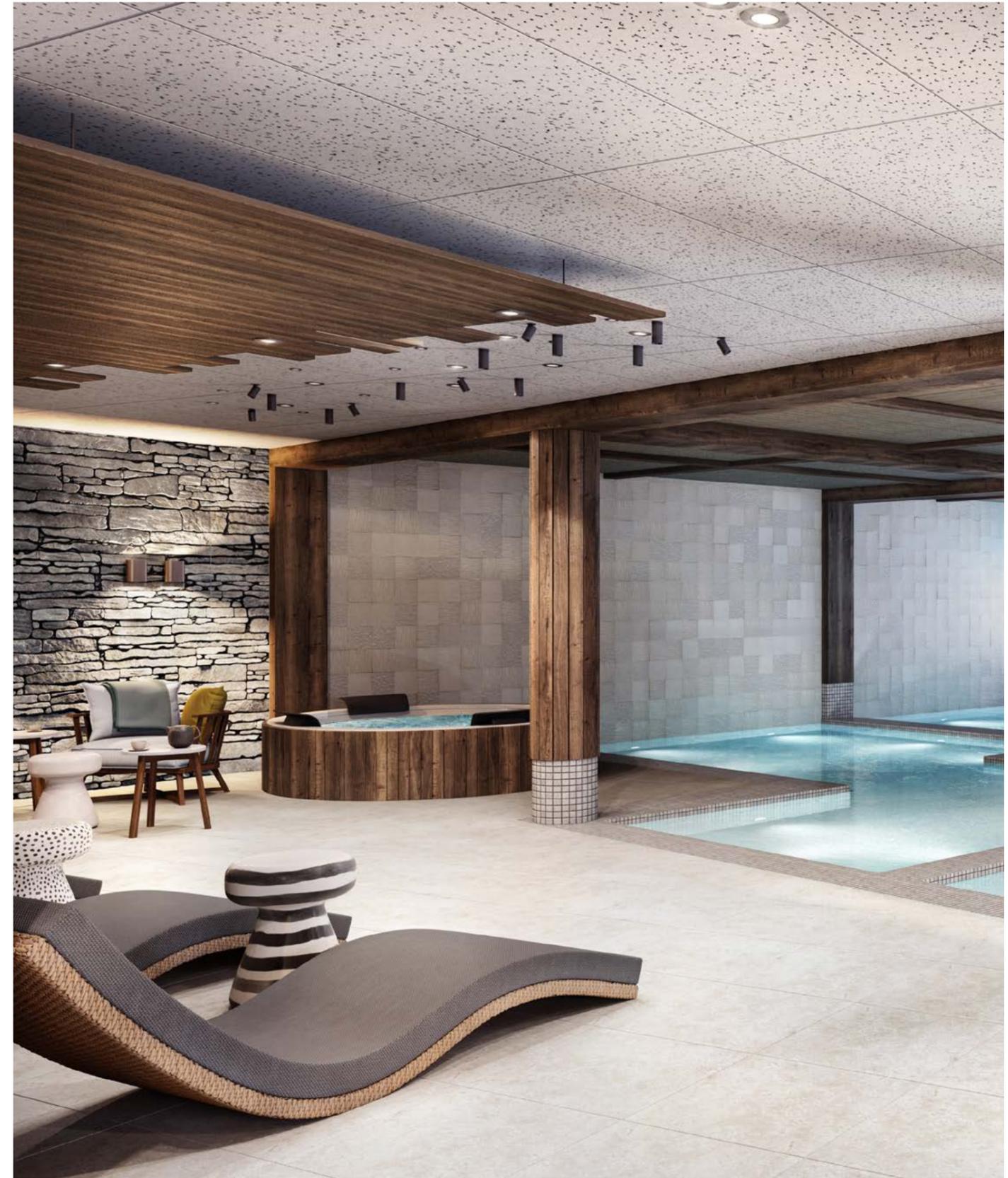
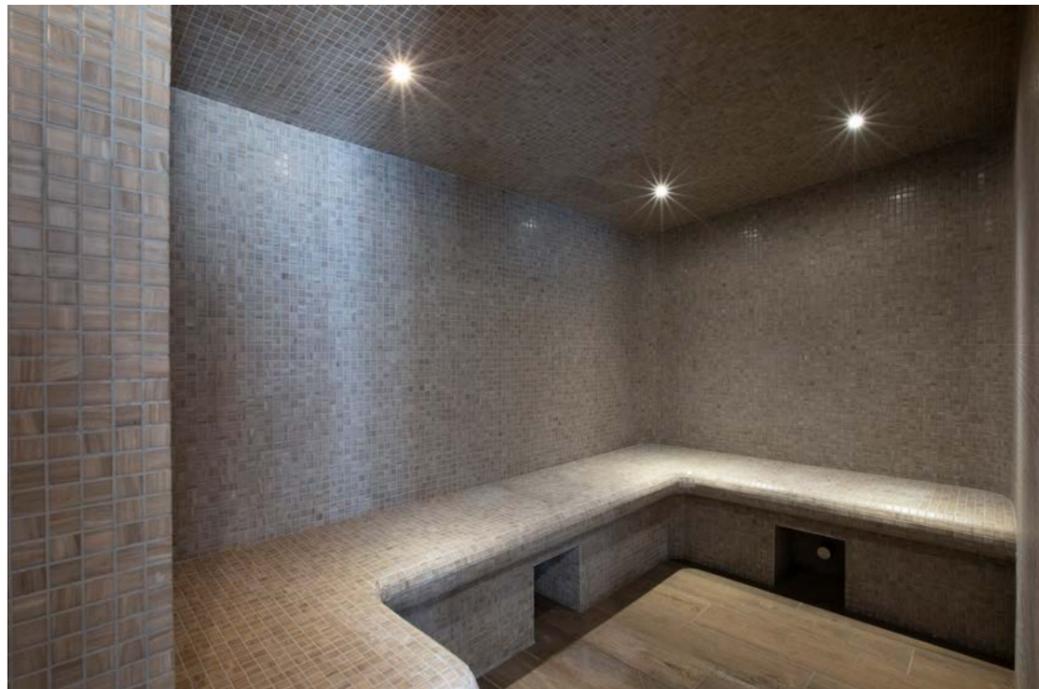


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WELLNESS AREA

- > Indoor pool
- > Sauna, steam room, jacuzzi, etc.



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Overview of key indicators of sustainability and asset stability



Commune of Mont-Blanc

Reputation of luxury, quality and authenticity

A spa town that has retained its authenticity, the grandeur of thermal spa town

The infrastructure of a dynamic city (schools, shops, train station, etc.)

A strong, proven reputation

4-season resort
Year-round living



Design
Easy to live in

High quality services

CONVIVIALITY
Spacious living room

PRIVACY
Number of bathrooms, shower rooms and toilets adapted to the number of occupants

- Equipped kitchen and bathroom
- Full height tiling in bathrooms
- Extra flat shower trays
- Wall-mounted toilets
- Wooden parquet flooring
- Wooden interior and closet doors
- Etc.

Attractiveness of Mont-Blanc
Holiday Tourism + Business Tourism

An international reputation

Annual visitation

Thermal spa town

Evasion Mont Blanc
linked to Megève via the Mont d'Arbois
(> 400 km of ski runs)
Les Houches Saint-Gervais

1 resort,
2 ski areas

TGV Motorway
The International Airport of Geneva

Accessibility

Sports activities,
Water play areas,
Theatre, cinema,
Casino,
Thermal baths, etc.

Tourist infrastructures in both the winter and summer



Architecture: typical of Saint-Gervais-les-Bains, elegant & timeless

Roof design, dormer windows, balcony railings

4-star ranking

Indoor swimming pool, sauna, steam room, jacuzzi

Facilities

Underground parking, cellars, heated ski lockers, bicycle storage

Human scale

68 apartments

Energy efficiency

Low energy consumption building, Pre-equipped car parks with IRVE (infrastructure for re-charging electric vehicles)

Near the St Gervais/Bettex gondola lift (and close to the ski return/ Saint-Gervais ski run)

Near the village centre & retail outlets

Panoramic view of the Fiz massif (Aiguille de Varan)

RENTAL SOLUTIONS

Anything is possible, nothing is imposed.

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.



INVESTOR SOLUTION

Do you have the soul of an investor? Do you want to capitalise on your retirement with a high yield property located in a premium location?

CHOOSE OUR COMMERCIAL LEASE: DADDY POOL

Rental contract (11 years renewable).

Return of between 3% and 4% per annum net of rental charges and tax.

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

(*) 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.



DYNAMIC OPTION

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

CHOOSE OUR COMMERCIAL LEASE: TERRÉSENS VACANCES

Each year, you control your personal use*.

Rentals advertised via the largest tourism distribution networks.

Flexible rental income according to your occupancy choices.

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

Owners' concierge service.

(*) Up to a maximum of 182 days per year and within the framework of the acquisition of furnished accommodation offering para-hotel services.

(**) 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 manage the rental process yourself (like an estate agent) without the benefit of VAT recovery?

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!



BUILDING LASTING TRUST IS THE BASIS OF ALL RELATIONSHIPS, NOW MORE THAN EVER

Restoring trust to client relations is currently the main priority of VINCI Immobilier. As a subsidiary of the VINCI Group, a global player in concessions and construction, VINCI Immobilier is one of the major players in the French real estate sector.

Wherever you are, whatever your project, its 900 employees design and build projects that contribute to improving your living and working environment, dealing with both commercial and residential property. Our business lines' expertise and ability to continuously innovate enable VINCI Immobilier to meet client expectations by providing customised solutions that anticipate future lifestyle changes.

A SHARED COMMITMENT

Trust is earned, built and confirmed. Aware of the importance of buying a new home, VINCI Immobilier has chosen to build lasting relationships by relying on the expertise of its employees, on whom clients can rely at every stage of their acquisition project.

NEW, DYNAMIC AND ATTRACTIVE URBAN SPACES

As a local and regional player committed to working alongside those who, each day, help shape the cities and regions of tomorrow, VINCI Immobilier is one of the major economic players in the Auvergne-Rhône-Alpes Region, with projects that set the regional standard. Real proximity is guaranteed.

RT 2012 GUARANTEE

The 2012 Thermal Regulations (RT) currently in force aim to reduce greenhouse gas emissions. This means taking into account external thermal variations, limiting heat loss and reducing energy consumption. It's important to be able to count on sustainable comfort while controlling your budget and respecting the environment.



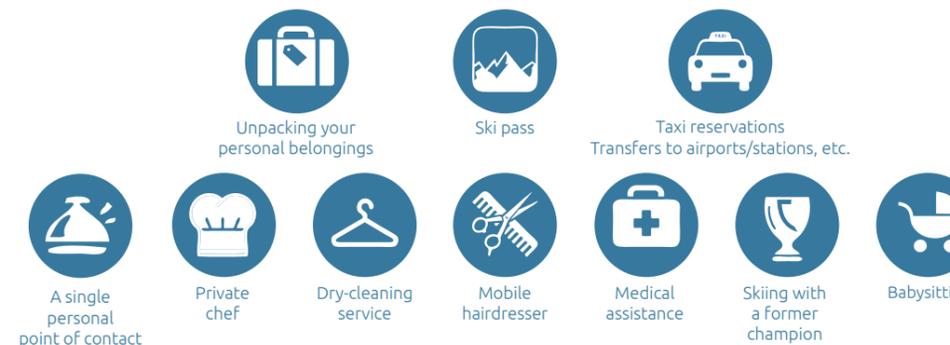
A subsidiary of the Terrésens Group, Terrésens Hôtels & Résidences works for participating property owners to manage exceptional properties by the sea or in the mountains, including provision of a concierge service before and during their stay.

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.

EXAMPLES OF CONCIERGE SERVICES OFFERED



OPERATION NAME:

Les Sources de Canopée

OPERATION ADDRESS:

834 avenue du Mont d'Arbois
74170 Saint-Gervais-les-Bains

OPERATION TYPE:

Tourist hotel residence

UNITS:

59 Apartments ranging from one bedroom (T2) to four bedrooms (T5)

AMENITIES:

Cellars/storerooms, car park, bicycle room with electric sockets for recharging, ski lockers

COMMON AREAS :

Reception, playroom, teen area, luggage room, laundry, swimming pool, sauna, steam room, jacuzzi and sensory showers

DEVELOPER:

Vinci Immobilier

MANAGEMENT:

Terrésens Hôtels & Résidences

LYON Head Office
19 bis, Place Tolozan
69001

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

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TERRÉSENS
PROPRIÉTÉS

www.terresens.com

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