



TERRÉSENS
PROPRIÉTÉS

Upgradez
votre
espace
de vie

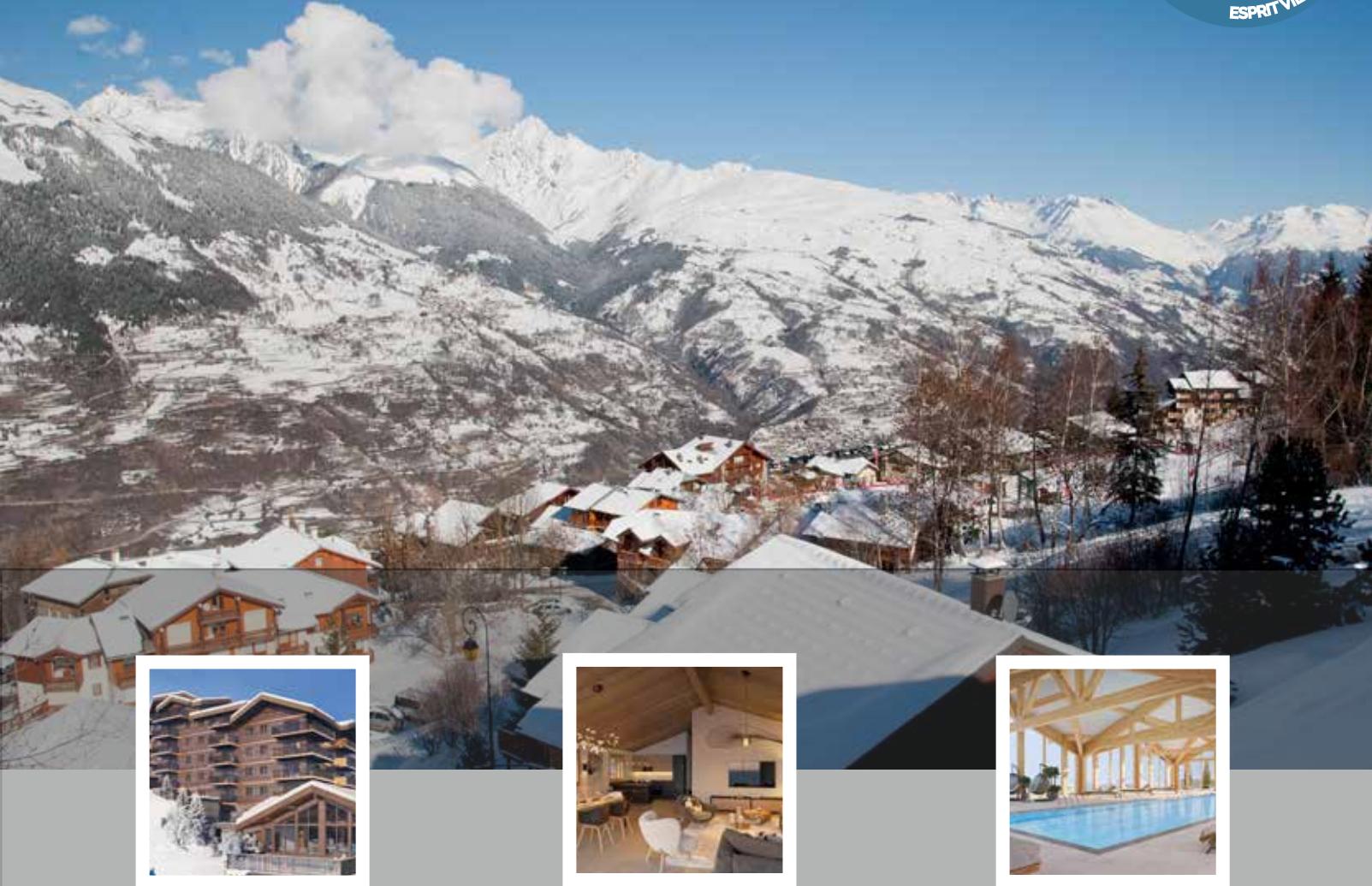
livinx.com

LE COEUR
des cimes
PLAGNE MONTALBERT 73

PLAGNE MONTALBERT

• FRANCE (73210)

FRIENDLY, "VILLAGE FEEL" RESORT



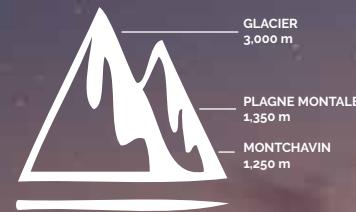
Ski-in/ski-out

84 apartments
from one to four
bedrooms

Swimming pool area,
spa

PARADISKI AREA

WELCOME to La Plagne Montalbert!



PARIS: 670 km
A6, E70 Grenoble,
A43 Albertville and then follow La Plagne (7h)



AIME-LA-PLAGNE
Daily connections



CHAMBERY SAVOIE MONT-BLANC AIRPORT
1h20

LYON: 208 km
E70 Grenoble,
A43 Albertville and then follow La Plagne (3h)

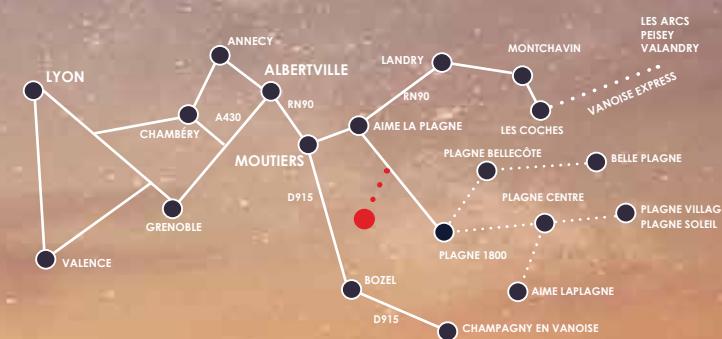
MOUTIERS TGV TRAIN STATION:
Direct Eurostar to England

LYON SAINT-EXUPÉRY AIRPORT
2h06

MARSEILLES: 404 km
A7 Lyon,
D1075 Grenoble/Chambery,
A43 Albertville and then follow La Plagne (7h)

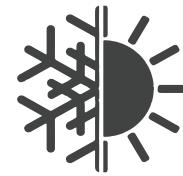
GRENOBLE ALPES ISÈRE AIRPORT
2h05

GENEVA AIRPORT
2h10



"VILLAGE FEEL" RESORTS

- 1 - Timeless, authentic charm
- 2 - A relaxed way of life to enjoy with the family
- 3 - The mountain holiday of the future (two true high seasons: summer & winter)
- 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 holiday goers are increasingly becoming fans of resorts like La Plagne Montalbert, which run winter through summer. 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—especially during the summer season, which is where the present and future growth of tourism lies.

WHEN FEELINGS COME FIRST

Say goodbye to the old "investment property" model for holiday apartments! A major factor in purchasing one of our residences is how it makes you feel. With owners first and foremost wanting to retain control of when they can personally occupy the property, not to mention influenced by the Airbnb model, they also appreciate the option of renting out their apartments for several weeks a year to cover their regular expenses. Purchasing a mountain home is therefore cost-effective, without having to worry about managing their holiday let under 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, especially when you think about 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 properties are the perfect answer to our clients' expectations. No more cramped conditions; instead, places that feel more like home and offer the perfect balance between price and comfort in terms of space, particularly for living areas. The fully equipped kitchen is the centrepiece of the open-plan living area, where the whole family comes together. A minimum of 25m² is required for the living areas of apartments with three rooms or more.

Moreover, the number of washrooms has been increased from T3 upwards, with one bathroom, one shower room and two toilets. Owners also have a dedicated cellar, thus facilitating the personal versus rental use of the apartment.

NO NEED TO FIND A PLACE PERCHED AT 2,000 METRES ABOVE SEA LEVEL!

There's a real trend among new buyers, who are no longer focussing their investments solely on occupation during the winter and on 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 in settings with year-round appeal. Connected by high capacity lifts, like the Fornelet cable car at La Plagne Montalbert which will whisk you to the Paradiski resort (with its 425 km of slopes) in six minutes, these village resorts combine the joys of skiing with those of summer walks in the mountains and leisurely moments on terraces and in boutiques. These pleasures are often unavailable in the summer if you stay perched at 2,000 metres above sea level, surrounded by bare, rocky terrain!

MOUNTAIN BIKING 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. Fewer and fewer holidaymakers want to be stuck on a crowded 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 canyoning, or engage in other activities offered at very affordable prices in the summer. To satisfy their thirst for the great outdoors while spending quality time with 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 - Fresh air all year round
- 2 - Plenty of activities for everyone
- 3 - Peace & quiet to relax
- 4 - The perfect spot to spend quality time with the family!



FRENCH SKI RESORTS BY THE NUMBERS

- 300+ ski resorts across six mountain ranges
- 23% of France's surface area
- Top ski area in Europe
- Ranked third among global ski destinations
- 10 million visitors to resorts in winter
- 29% foreign customers
- 120,000 direct and indirect jobs

MOUNTAIN, SEASIDE, AND COUNTRY HOMES: WHAT ARE PEOPLE LOOKING FOR?

A family home, a special getaway, or a pied-à-terre where you can simply relax... Everyone dreams of having a holiday home in the mountains, in the countryside, or by the sea. Ideally, people want to use it for holidays and getaways "whenever they feel like it. And, increasingly, they want to turn a profit when they are not staying there"!

36% would like to purchase a holiday home

56% would like 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 and cool off while admiring breathtaking scenery without the hustle and bustle!



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 animals scattered across our mountains!



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.

PLAGNE MONTALBERT

A friendly, vibrant village resort!



- 1 - A family village
- 2 - A breathtaking panoramic view
- 3 - New Fornelet cable car
- 4 - Winter-summer resort



ALTITUDE
1,250 m to 3,250 m



LOCATION
Vanoise Massif



CHARACTERISTICS
Paradiski Area
Guaranteed snowfall
Guaranteed ambiance



ACTIVITIES
Winter and Summer Resort
Multi-activity resort



ADDED BENEFITS
Family village resort
360° view
All skiing levels
Lovely hiking trails in summer

A family winter and summer resort for more than 50 years, La Plagne has an international reputation thanks to its vast ski area suitable for all levels: Paradiski.

Spread over a huge area between 1,250 m and the glacier at 3,250m, this resort has 11 village-stations: Aime-la-Plagne, Plagne Centre, Plagne Villages, Plagne 1800, Plagne Bellecôte, Belle-Plagne, Plagne Soleil, Plagne Montalbert, Montchavin, Les Coches, Champagny-en-Vanoise.

A ENCHANTING SITE

La Plagne Montalbert is a medium-altitude village (1,350 metres) on the edge of the forest. Created in 1980, the site is composed of mountain architecture: wood, stone and low buildings with two-tiered roofs. Most of the shops and services are grouped together on the shopping street that runs along the foot of the slopes. The pedestrian-only centre has retained its authenticity and sense of welcome.

CONVIVIALITY AND SHARING

The village is renowned for its entertainment. Each season, there are a variety of activities. La Plagne Montalbert has developed new snow sports.

LA PLAGNE HAS RECEIVED NUMEROUS AWARDS:

- The world's number one resort in terms of visitor numbers:
La Plagne holds the record as the most visited resort in the world with an average of 2.5 million visitors each season
- Favourite resort of the French and Europeans according to the results of a survey conducted by the tour operator SnowTrex among 40,000 customers of 8 nationalities.



THE SKI AREA

One of the largest skiable areas in the world!



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



70%

of the area
is over 2,000 m

2

skiable glaciers
over 3,000 m

129

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

VANOISE EXPRESS



The three resorts are linked by the largest cable car in the world: 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 1,824 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 overlook the picturesque Ponturin valley and boast 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 4,000 people an hour.

La Plagne is known for its enormous and accessible PARADISKI ski area!

Hundreds of kilometres of runs crossing forests, hills, glaciers, etc. With Paradiski®, the ski resort offers you 425 km of runs, 70% of which are above 2,000 m in altitude and 22% in the forest.

With your ski pass and the Yuge application, you can find the 18 fun zones, challenge your friends to a ski run or take a selfie in the air on the chairlifts.

- The entire Paradiski area can be crossed via blue runs, ideal for beginners;
- Half the runs are red or black, an El Dorado for advanced skiers;
- There are many alternative runs throughout the resort
- The ski area also has 186 km of cross-country ski trails & 40 km of ski touring trails.

LATEST DEVELOPMENTS



The LOVATIÈRE chairlift - open as of December 2021

From Plagne Centre, all skiers coming down from Plagne Aime 2000 or arriving from Plagne Montalbert will enjoy direct, comfortable and fast transport from the foot of the slopes to the summit of Les Verdons via this new detachable 6-seater chairlift.

The Glaciers cable car - open as of December 2023

The Glaciers cable car is the first stage of an ambitious development project from Plagne Bellecôte to the Glacier to be completed by 2025. Our aim: to make it easier to ski at an altitude of 3,000 metres!

THE SKI AREA

In the heart of the Paradiski Area!

PARADISKI

- 12 GREEN
 - 137 BLUE
 - 79 RED
 - 36 BLACK
- 2 FULLY EQUIPPED GLACIERS
2 SNOWPARKS
5 BOARDERCROSS AREAS
3 AIRBAGS
3 TOBOGGAN RUNS
1 WATERSLIDE
1 FILMED SLALOM RUN
1 CHRONO SPEED RUN
1 AIR TUBING RUN

PARADISKI

- -
 -
- 425 km of ski runs
264 ski runs
130 ski lifts

LA PLAGNE

- -
 -
- 225 km of ski runs
135 ski runs
77 ski lifts

Source: www.la-plagne.com



WINTER ACTIVITIES

All sorts of activities for people of all ages!



PLAGNE EXPERIENCES

Live new experiences, discover new sensations, exceed your limits...



BOBSLEIGH EXPERIENCE, A SPECIALITY OF LA PLAGNE

Add some adrenaline to your holiday!

A legacy of the 1992 Albertville Olympic Games, the only French bobsleigh run is open to all.

Presentation in a few figures: 1,507 m long, 124 m difference in altitude, an average gradient of 8.29%, 19 bends and a speed record of 134 km/h. Are you up for the challenge?

ICE CLIMBING EXPERIENCE: TAKE TO THE SKIES!

The only one of its kind in Europe, the Ice Tower has been standing for 5 years in the Champagny le Haut valley at an altitude of 1,500 metres.

Located at the gateway to the Vanoise National Park, this 22 m high artificial structure is equipped with several routes of varying inclines. Various contours and levels of difficulty are offered. Whether you are a seasoned climber or a one-day sportsperson, this is your playground!

SNOW SPORTS EXPERIENCE: SHARPEN YOUR SENSES WITH STATE-OF-THE-ART EQUIPMENT!

Airboard, snakesgliss, yooner, fat bike, snowbike... They've taken over the resort!

Whether you want to ride a fat bike along the trails, hurtle down the slopes on a bodyboard or go tobogganing, your after-ski evenings in La Plagne will be like no other. An entire host of activities await those of all ages. Are you familiar with all the muscles in your body? You will be once you've tried out our new snow sports!

TELEMARK EXPERIENCE: SET YOURSELF FREE!

A traditional ski discipline, and yet so modern!

Telemark skiing is similar to downhill skiing, but you keep your heels free, which makes it a harmonious art form. Combining strength and elegance, you will push your own limits. Only one question: Can you keep your balance? Montchavin-la Plagne offers you the opportunity to learn this steadfast sporting tradition.

VERTIGO EXPERIENCE: A DIZZYING EXPERIENCE 380 METRES ABOVE GROUND!

Thanks to a 1.70 m² transparent glass plate in the floor of the lower level of the 2 (Vanoise Express) cabins, passengers can now enjoy the view in 3 dimensions, combining a 360° panorama of the legendary surrounding mountain peaks and a plunging view of the Ponthurin valley under your feet!

A Paradiski® ski pass is required.

SUPER SLALOM EXPERIENCE: IN THE FOOTSTEPS OF CHAMPIONS!

La Plagne has always been a land of champions...

Follow in their footsteps and be a part of this great family.

Whether solo or in a group, come challenge yourself on the timed & filmed slalom! Julien Lizeroux will just have to hold his own...

Access: Golf at Plagne Aime 2000 / Level blue run / Included in the ski package.

SUMMER ACTIVITIES

A breath of fresh air in pristine nature!



The mountains in summer offer a vast playground with all the fresh air you need. Our activities take place outdoors in fabulous natural surroundings, with Mont Blanc in your sights. It's no secret that La Plagne owes its energy to its exceptional environment. Come and enjoy an outdoor experience in all its splendour: (re)learn how to live outside in the elements. Whether you pick the river, forest or glacier, you'll become one with the mountain!



MOUNTAIN BIKING

It was in La Plagne that the first mountain bikes were introduced in the 1980s, even before they had a suspension system worthy of the name... The Tarentaise resort is now equipped to keep all levels of riders and mountain bikers happy, whatever they aspire to. Kilometres of itineraries, a carefully designed bike park, fun E-spots: all you have to do is hop on your bike! For those who prefer road biking peloton-style, La Plagne has a number of great circuits and climbs to the mountain peaks and cols.

TRAIL RUNNING

La Plagne is trail-running country. With a strong tradition of mountain running, it has been organising the legendary 6000D Alpine trail race for the past 30 years. Twenty permanent trails cross the area, with different levels of difficulty and starting points. If you were "Born to Run", you have to give our trails a go.

WHITE WATER SPORTS

La Plagne has an area called "the valley", and it has a real trump card: the Isère river. It has its source in the Alps and flows into the Rhône, 8 km upstream from Valence. The section in the upper Tarentaise valley combines three variables that make it a truly thrilling river: the terrain's natural gradient, the snowmelt and the spring rainfall. It also benefits from a stunning setting: wooded passes, the passage through Aime, pristine river gorges, etc. This river will surprise you and fill you with emotion! Your white water experience is waiting for you.

HIKING

The mountains in summer offer an idyllic setting. Walk along a winding stream, through the trees of 100-year old forests, in the heart of the Vanoise or high up in an alpine pasture filled with flowers... each landscape will bring you even more of the relaxation you need. Enjoy rejuvenating hiking activities, alone or with family! La Plagne is dedicated to hiking with dozens upon dozens of marked trails.

LEISURE CENTRE

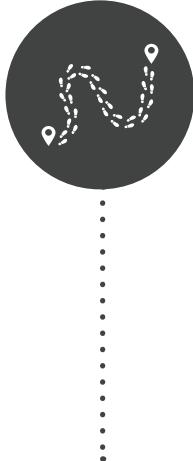
The Versants d'Aime leisure centre can be reached either by car or by the greenway, on foot or by bike. On the banks of the Isère, the lake is supervised all summer, and there is a beach for the little ones. The Centron beach is located next to Montgirod. This stretch of water is the starting point for three theme trails (botanical, ecological, geological) and is also a meeting place for white water rafting.

LOCATION

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

The "Le Coeur de Cimes" residence has an ideal geographical location at the foot of the slopes. It also gives you direct access to the "Fornelet" cable car as well as the "Granette" ski lift.

The resort's shops, bars and restaurants are just a 5-minute walk from the residence.



- Le Coeur des Cimes residence
- Fornelet cable car
- Granette ski lift
- Ski rental
- Restaurants

THE RESIDENCE

A ski-in/ski-out residence



The "Le Coeur de Cimes" residence is located at the foot of the slopes.
The residence is comprised of 84 apartments, from one (T2 cabine) to four bedrooms (T5 cabine).

Cellars and ski lockers are available to all owners.
Basement parking is also available for some owners.



LE COEUR DES CIMES

A breathtaking view of the surrounding mountain tops

"Le Coeur de Cimes" offers beautiful views of the resort and surrounding mountains.



LE COEUR DES CIMES

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

The 84 apartments of the Coeur de Cimes welcome you in a cosy atmosphere: wood panelling, modern and warm décor, etc. They have all the comfort of a mountain interior.

Furnished and equipped, most residences include terraces or balconies with breathtaking views of the surrounding mountain tops. Authenticity and modernity intermingle to bring you top-of-the-range amenities.



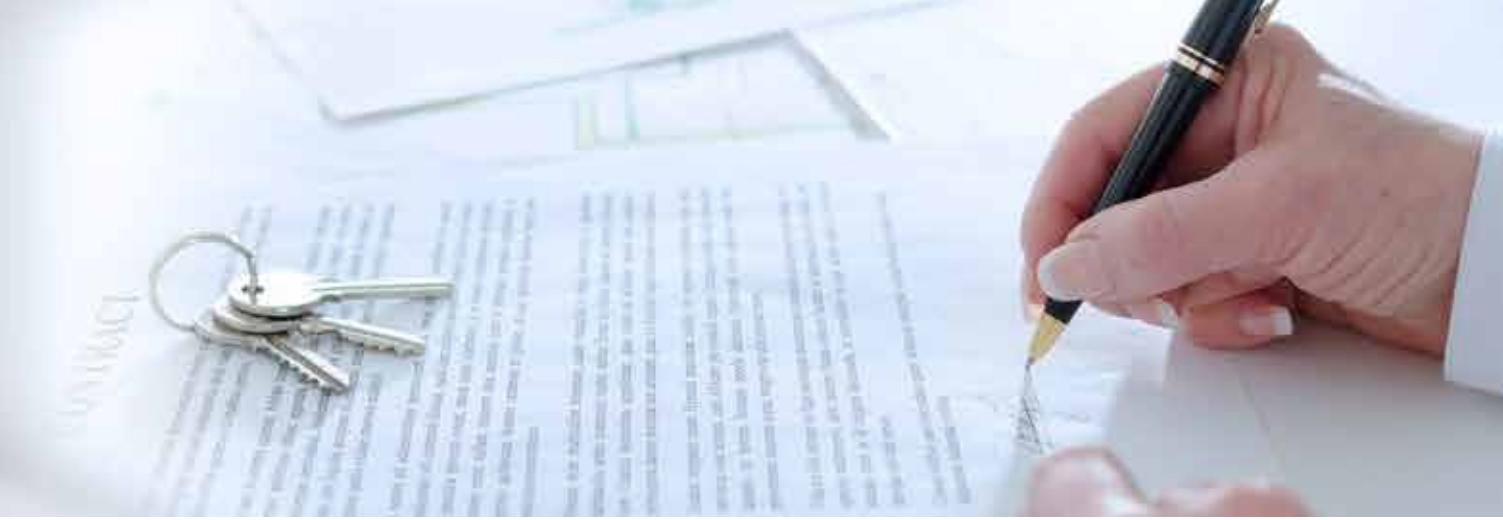
LE COEUR DES CIMES

An interlude of
well-being!

At the heart of Le Coeur des Cimes, residents will have access to a heated indoor swimming pool as well as a wellness area (sauna, steam room, hot tub, sensory showers and treatment rooms) to relax in complete tranquillity.



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 high 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

- Each year, you can 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.



CLASSIC OPTION

For if you prefer to plan out your rentals yourself (e.g., via a property agency) without receiving the advantage of VAT recovery.

CHOOSE OUR MANAGEMENT CONTRACT OPTION: TERRÉSENS GESTION

- Renewable each year, according to your preference.
- 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.

(*) Up to a maximum of 182 days per year and for the purchase of a furnished unit offering para-hotel services.

(**) VAT recovery: 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 purchase of a furnished dwelling offering para-hotel services.

WHO WE ARE

Professionals
in construction & management!



TERRÉSENS
HÔTELS & RÉSIDENCES
www.terresens-hr.com

Founders and shareholders

Livinx is a real estate development company founded in 2017 by Matthieu Viennet, Chairman and Régis Vacheret, Managing Director. They came together around a shared vision of the business focused on use, housing quality and service to future residents. With their respective experience in several groups (Bouygues Immobilier, Elgea, Franco-Suisse, etc.), they joined Valfidus, a family-owned international company founded in 1967, which wanted to diversify its activities.

The company develops residential projects offering a mix of uses: activities, shops, offices and facilities (schools, community centres, nursery facilities, etc.) and also a few projects exclusively dedicated to activities, notably the Epycentre project in Epinay-sur-Seine (IMGP2).

Livinx identity

• Flexibility and modularity

Livinx is a new-generation developer. The company's design projects place the use value of the private and shared spaces offered to its customers at the forefront of its requirements. These spaces are better designed, i.e., more flexible and intelligent, thus anticipating the constant evolution of customers' lifestyles.

Livinx strives to meet the new expectations of buyers, who want better accommodation in more generous spaces. To achieve this, all developments include units that are between 6 and 9 m² larger than classic typologies.

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 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.



OPERATION NAME:
Le Coeur des Cimes

OPERATION ADDRESS:
Lieu-dit Charmille - 73210 Aime La Plagne

OPERATION TYPE:
French Joint Ownership Tourism Scheme

UNITS:
84 apartments ranging from one (T2) to four-bedrooms (T5C)

AMENITIES:
Cellars, basement parking,
heated ski lockers, concierge services

COMMUNAL AREAS:
Reception, swimming pool, wellness space
(hot tub, sauna, steam room, sensory showers,
treatment rooms, etc.), playroom.

DEVELOPER:
Livinx

MANAGER:
Terrésens Hôtels & Résidences

**WATCH OUR VIDEOS TO
FIND OUT MORE
ABOUT TERRÉSENS**



Our group



Our properties

Find all of our developments at www.terresens.com

Check out our holiday rentals at www.terresens-hr.com

Follow our group on social media



LYON Head Office
19 bis, Place Tolozan, 69001 Lyon, France
+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
PARIS
2, Rue Villebois Mareuil, 75017 Paris, France

Design/Editorial: Terrésens Communications Department
Illustrations left to the free
interpretation of their creator

Photo credits: ©istock, ©fotolia, ©Google, ©manureyboz, ©OTGP, ©Pierre-Augier, ©JNJ-Photo, ©Olivier-Allamand, ©Elina-Sirparanta, ©Ambroise-Abondance, ©Tristan-Shu

Find all of our developments at www.livinx.com

Follow us on social media



PARIS Head Office
7 Avenue de la Cristallerie 92310
+33 (0)1 86 90 07 20



www.livinx.com

SAS [FRENCH SIMPLIFIED JOINT-STOCK COMPANY] WITH A CAPITAL OF
€100,000
RCS Nanterre 828 786 947

Agence Sud-Est
1581 Avenue Paul Julien
13100 Le Tholonet