real estate agency
real estate and travel agency
sustainable investment

Presentation brochure

Tignes 04 79 06 53 22 **Champagny** 04 79 55 05 77



Location :
Champagny
capacity :
4 rooms - 8 People
surface area :
94 m²
exposure :
South

SMALA ALPINA - Les Terrasses de la Vanoise C13 - 4 rooms - 8 People - Champagny

NEW "TERRASSES de la VANOISE" - Elegant, modern residence comprising 3 large chalets.
It is located in the extension of the hamlet of Villard Dessous, in the heart of a preserved nature, facing the village of Champagny and its chalets, with a breathtaking view of the mountains.
Just 500 m from the shops and ski lifts, giving you easy access on foot to all the services in the village. 50 m from the free local shuttle buses, which run from “Les Rochers” to “Le Bois” in Champagny-le-Haut nordic area (frequency every 30 minutes in high season). Ideal location also during summer, close to the swimming pool and spa.Extra-hotel services included personalised welcome even for late arrivals.
Terrasses de la Vanoise C13 ‘SMALA ALPINA’ 4 Rooms for 8 people 94m²
The flat is composed as follows:
- Entrance hall with shoe removal area, storage cupboards and library area.
- Bedroom 1: North-facing master suite with 2 single beds (90X200) that can be converted into a double bed, equipped with a desk, TV and wardrobe, with en-suite shower room including shower and vanity unit, and 1 separate WC.
- Bedroom 2: North-facing with exit to balcony, equipped with 2 x 2 bunk beds (sleeps 4, 80x190), wardrobe and TV.
- Separate bathroom with bath and Bosch washing machine.
- 1 separate WC
- Bedroom 3: South-facing with exit to terrace, equipped with 1 double bed (160X200) and wardrobes, with en-suite shower room including shower, vanity unit and WC.
- L-shaped kitchen opening onto the fully-equipped living room: Bosch dishwasher, induction hob, extractor fan, Bosch combi oven, fridge, freezer, toaster, capsule coffee machine.
- Dining area with large wooden table and chairs for 8 people.
- Large living room with exit to south-facing terrace, equipped with sofa, armchairs, Harman Kardon bluetooth speaker, board games, TV, Free box, fibre connection.
- North balcony with outdoor chairs and coffee table.
- South-facing terrace with loungers, outdoor chairs, coffee table and dining table for 6.
- 1 parking space in the basement of the residence
- 1 ski locker with boot dryer.
HOTEL SERVICES INCLUDED :
- WIFI
- Bed linen, towels, bath mats and 2 tea towels
- PRIJA cleaning kit and mini kit of toiletries
- end-of-stay cleaning (except kitchen)
- 1 baby bed
The following services are not included in the price but are available at an additional cost and must be booked in advance:
- baby chair 20 euros

- **No pets - No smoking flat**
- **Security deposit: €2,000**

Car park
For information about parking and car parks
please contact the Tourist Office 33 4 79 55 06 55
https://en.la-plagne.com/discover/practical/car-parks/parking-in-champagny-en-vanoise

linen
BEDLINEN AND TOWELS :
• For CLASSIC studios and apartments bedlinen and towels are not included
PRICE SINGLE BED
Price for bedlinen and towels : 30 €uros / person / week
Price for bedlinen only is : 20 €uros / person / week
PRICE DOUBLE BED
Price for bedlinen and towels : 45 €uros / person / week
Price for bedlinen only is : 25 €uros / person / week
• For PREMIUM and CHALETS apartments bedlinen and towels are included

tax and security deposit
TOURIST TAX : from 18 years, all the year: from 0,88 € to 5,50 € (*) person / day.
(*) The amount of the tourist tax varies, it is fixed by municipal decision according to the star classification of your accommodation.
https://en.la-plagne.com/brochures/tourist-tax
SECURITY DEPOSIT – PROTECTION OF THE PROPERTY OWNERS’ PROPERTY:
The tenant shall pay a security deposit ranging from €200 to €10,000, depending on the terms specified in the lease agreement.
CLASSIC accommodation: security deposit of €100.00 per bed in the accommodation
example: studio for 2 people (€200.00), studios for 4 people (€400.00)
PREMIUM and CHALETS accommodations: security deposit of €250.00 per number of guests in the accommodation
example: studio for 2 people (€500.00), studios for 4 people (€1,000.00)
5-star luxury chalet accommodations: security deposit of €3,000.00 to €10,000.00 depending on the chalet booked.
Payment of the security deposit: A “COTIOUS” link (https://www.cotious.fr/) will be sent via email or SMS approximately 7 days before arrival
This allows you to pay the security deposit quickly and securely and reduces wait times at check-in.
This advance procedure complies with current banking data regulations; it remains optional and can be completed on-site at check-in using the same electronic process.
Authentication fees (approximately 2.5% of the security deposit amount) are the tenant’s responsibility and are non-refundable.
TIGNES AGENCE by ROC BLANC - CHAMPAGNY AGENCE by ROC BLANC will refund the security deposit between 8 and 10 days after the tenant’s departure,
after deducting, where applicable, any missing items, failure to comply with instructions (cleaning, return of bed linens, towels, etc.) …or any damage observed, and offsetting any amounts owed to TIGNES AGENCE by ROC BLANC - CHAMPAGNY AGENCE by ROC BLANC.

in Tignes :

Le Palafour,
73320 Tignes le Lac
Tél. 04 79 06 53 22

in Champagny :

Le Reclaz,
73350 Champagny en Vanoise
Tél. 04 79 55 05 77

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