real estate agency
real estate and travel agency
sustainable investment

Presentation brochure

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



Réf. : L'ETOILE d'ARGENT - Grand Paradis

Location :
Champagny
capacity :
8 rooms - 10 People
surface area :
220 m²
exposure :
South, East, West



Chalet L'ETOILE d'ARGENT - Grand Paradis ***** - 8 rooms - 10 People - Champagny

L'ETOILE d'ARGENT is a mountain house located in the historic hamlet of "PLANAY" in CHAMPAGNY EN VANOISE.
Located 700m from the centre of the village, and less than 200m from the mini-market and the local shuttle bus stop. This traditional house was completely renovated (inside and out) in 2023-2024 and now comprises 2 attractive family properties, open to winter, summer and shoulder season guests:
- PETIT PARADIS - 4 rooms - 3 levels - 100m² - with Sauna - 2 balconies - sleeps 6
- GRAND PARADIS - 8 rooms - 5 levels - 220m² - with Sauna - 2 balconies - for 10 people
and a magnificent terrace located above the rooftops of the village of PLANAY - with an extensive SOUTH facing view towards the resort of COURCHEVEL and the Vanoise National Park.
L'ETOILE d'ARGENT - a historic house that has been completely modernised - is a rare place in the mountains:
- Built of local stone, the restored traditional walls can be seen throughout the rooms and interior corridors; they are a reminder of the house's magnified past, its intimate Savoyard history, the strength of Alpine nature in the heart of which the house protected families, animals, food and crops from the land.
- From the lower to the upper floors, the living rooms, fitted out with noble and carefully crafted materials (blond stone tiles, wooden floors, blue, green and grey marble in the bathrooms, wide beds draped in antique weavings...), gain in light the higher you go.
L'ETOILE d'ARGENT is a house of tradition, offering you the very best of the SAVOIE ALPS:
- A mountain tradition that has not been abandoned, but restored and enhanced...
- The intimate, private charm of a renovated home that is gentle, modern and attentive.
- A warm welcome all year round, with the rhythm and colours of the seasons.
L'ETOILE d'ARGENT... the wonder of the ALPES, facing south, in the heart of SAVOIE.
Chalet L'ETOILE d'ARGENT - Grand Paradis *****
Village house renovated in 2023-2024. 220 m² - 5 Floors or Levels - 2 Balconies - Large SOUTH Terrace (50m²)
8 ROOMS - 5 bedrooms including 3 SUITES - sleeps 10.
In the centre of the house, 1 indoor sauna with shower and bath.
WIFI INTERNET by Fibre (high speed) available throughout the house.
2 outdoor parking spaces 50 metres from the chalet.
CHAMPAGNY CASA range - Extra-hotel services included in the price of your stay.
L'ETOILE d'ARGENT - "Grand Paradis" is composed as follows:
LEVEL 0 - ENTRANCE LEVEL
- 1 Wooden ski locker located outside to the right of the skiers' entrance.
- 1 Entrance / Skiers' entrance - for removing shoes, with wooden bench.
- 1 Drying room for boots, ski boots, gloves, clothes, helmets.
- 1 Suitcase cupboard under the stairs.
- 1 vaulted room - children's playroom.
- 1 Shower room with WC.
- 1 Laundry room with washing machine, tumble dryer and washing sink.
LEVEL 1
- Bedroom 1, facing SOUTH, with exit to balcony:
2 single continental beds (80x200) that can be converted into a double bed, smart TV, wardrobes.
- Bedroom 2, MASTER SUITE accessible via private staircase, facing SOUTH and WEST, exit to private balcony.
2 single continental beds (90x200) that can be made into a double bed, smart TV, wardrobes,
Bathroom with shower and jet bath, vanity unit, heated towel rail, private WC.
- Bedroom 3, WEST facing.
2 single continental beds (80x200) that can be made into a double bed, smart TV, wardrobes.
- Bathroom (shared by bedroom 1 and bedroom 3):
1 Italian-style shower with glass shower screen, vanity unit, towel warmer, WC.
- In the centre of the house, elegant Sauna for 4 - 6 people Blue marble, cold water shower and bath available. The sauna is obscured by luminescent glazing.
LEVEL 2 / 2 BIS
- EAST ENTRANCE - 2nd exit door to the outside used as an entrance/exit to the village (no skiers entering through this door). This entrance provides direct access to floors 2BIS and 3 of the chalet.
- Clearing room, storage cupboards, suitcase cupboard.
- 1 Laundry room with washing machine and tumble dryer.
- 1 Lounge - mezzanine for children to relax on - or reading area for adults, with Sofa (convertible into 2 children's beds if required), Smart TV with games console.
LEVEL 3
- Bedroom 4, parents' SUITE, facing EAST.
2 single continental beds (90x200) convertible into a double bed, smart TV, wardrobes,
Bathroom with shower, vanity unit, heated towel rail and private WC.
- Bedroom 5, master bedroom suite, WEST facing.
2 single continental beds (90x200) that can be converted into a double bed, smart TV, wardrobes,
Grey marble bathroom with bath, vanity unit, heated towel rail, private WC.
LEVEL 4
LIVING ROOM - LOUNGE - OPEN KITCHEN and outdoor TERRACE, under the roof - high-definition indoor/outdoor sound system
- Fully equipped kitchen:
Including U-shaped worktop and bar unit, SNEG cooking hob, 2 ovens, 2 fridges with freezer compartment, 2 dishwashers, complete cooking, food preparation and serving equipment.
- 1 Dining room with large wooden table and chairs for 10-12 guests.
- 1 Lounge area with a set of sofas and armchairs, Smart TV and electric fireplace.
- 1 outdoor terrace (40m²) facing EAST / SOUTH and WEST, with garden furniture, dining table, sound system and night lighting.
- 2 private outdoor parking spaces, 50 metres from Chalet L'ETOILE d'ARGENT.
CHAMPAGNY CASA range - Hotel services included in the price of your stay.
- After welcoming you at our agency, we will take you to the Chalet L'ETOILE d'ARGENT and show you around the house. Use of interior rooms without shoes.
- High-comfort mattresses, mattress toppers, pillows and bed linen for a perfect night's sleep.
- Linen beds made up on arrival, bath sheets and towels included.
- High-speed HD WIFI throughout the house.
- Cleaning during your stay, change of sheets and towels on request (extra charge).

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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