



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. : CALPC-12



Location :

Champagny

capacity :

3 rooms - 6 People

surface area :

55 m²

exposure :

South

LES NOUVEAUX ALPAGES C-12 - "VANOISE & COURCH'" - 3 rooms - 6 People - Champagny

Les Nouveaux Alpes de Champagny is a comfortable residential hamlet located at the entrance to the village, comprising 6 large chalets built in the heart of nature. Facing due south, it offers a splendid view of the Vanoise massif and the Courchevel slopes.

A free shuttle service takes you (every 8 minutes during the winter season) to the heart of the resort and to the departure point of the gondola lift and the ESF.

On site, you have free access to the swimming pool (open 2 evenings until 10pm), the sports hall, the Spa (access closed out of season) and the 'Infiniment Zen' massage parlour (extra charge).

Each flat has its own ski locker, free covered parking and a large, sunny balcony.

A lift provides direct access to each chalet from the car park.

LES NOUVEAUX ALPAGES C-12 - "VANOISE & COURCH'"

Beautiful 3-star flat - 3 ROOMS for 6 people - 55m² - Floor -1

Large south-facing terrace

This flat is very comfortably equipped for 4/6 people.

Lay out :

- **1 Entrance** with storage cupboard.

- **1 separate WC**

- **1 bedroom** with 1 double bed with duvet, 1 shower cubicle and WEST-facing window

- **1 bedroom** with 2 single beds with duvets, chest of drawers and WEST-facing window

- **1 bathroom** with bath, vanity unit, heated towel rail and 1 washing machine/dryer

- **1 fully-equipped** kitchen opening onto living room

- **1 living room - dining area** and sitting area with 1 double sofa bed, television, French window onto SOUTH-facing balcony

- **1 SOUTH-facing terrace** overlooking garden and valley

- **Ski locker.**

- **1 covered parking space**

CHAMPAGNY PREMIUM range - Services included:

- WIFI

- Private garage

- Bed linen and towels

- Beds made

- Final cleaning (except kitchen and bins)

- Access to the swimming pool and SPA of the ALPAGES de CHAMPAGNY.

(Open space - unless COVID-19 health guidelines dictate otherwise- in WINTER, generally from the Christmas holidays to Easter, and in SUMMER, generally in July and August.)

Additional services at extra cost: (booking recommended)

- Cleaning during your stay

- baby cot and baby chair

- **Pets/animals are not accepted - Non-smoking apartment**

- **guarantee deposit : €1,500**

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 Euros / person / week

Price for bedlinen only is : 20 Euros / person / week

PRICE DOUBLE BED

Price for bedlinen and towels : 45 Euros / person / week

Price for bedlinen only is : 25 Euros / 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