



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 :
Tignes les Brévières
capacity :
9 rooms - 15 People
surface area :
216 m²
exposure :
North, South, West

Chalet JOSEPHINE-NAPOLEON - 9 rooms - 15 People - Tignes les Brévières

TIGNES les BREVIERES (1550 m d'altitude) is a small village connected to TIGNES and VAL d'ISERE 's slopes by BOISSES cable car. Sun facing in the morning, the village has its own ski school, a slope for the beginners. Skiers are riding down to LES BREVIERES because of long off pistes itineraries and long natural slopes. Several restaurants and well known terrasses give a good break there at midday, with authentic and fine local flavours to share with your riding crew.
CHALET JOSEPHINE-NAPOLEON is located at the top of BELVEDERE which combines the charm of a traditional Alpine village with fast lift access to the Tignes and Val d'isère ski area. Sunny from the morning. The village offers ESF Ski school and a free lift and slope for beginners.

Chalet JOSEPHINE & NAPOLEON****

During the summer of 2026, JOSEPHINE and NAPOLEON were joined together to form a single, spacious chalet measuring 216 m². The renovation work has brought the spaces together: a large living room - lounge - library and dining room-kitchen opens out onto the Isère valley and the ski slopes of the Vallon de la Sache area, with floor-to-ceiling windows. A beautiful kitchen area is perfect for preparing generous, festive family meals.

On the first floor, a family suite has been created in the attic space.

On the garden level, a new lounge area with a TV leads out onto the outdoor terrace and its hot tub.

JOSEPHINE & NAPOLEON is a unique chalet comprising 9 rooms across 4 levels, accommodating up to 15 people (7 bedrooms and bathrooms). It boasts a distinctive mountain style that is chic, sporty and modern.

Ski boot warmers and ski lockers (refurbished and secure) are located a few metres away in the dedicated 'Belvédère' building, directly opposite the chalet.

SNOW LEVEL:

- Ground-level entrance to the chalet
- 1 separate toilet
- 1 room for storing clothes, helmets and ski boots
- Large living area with 1 lounge, 1 dining area and 1 fully equipped kitchen
- Library
 - Spacious lounge with sofas and armchairs (no TV; a TV is available in a relaxation lounge on level -2) with large, floor-to-ceiling windows overlooking the landscape
 - Fireplace
 - Dining area with 1 large table and seating for 15 guests
 - Large, fully equipped open-plan kitchen (hob - fridge - freezer, conventional oven, microwave, dishwasher and all modern kitchen appliances)

Level -1: Sleeps 5 - accessed via stairs

Laundry room with washing machine and tumble dryer

3 bedrooms, each with its own bathroom/shower room and access to the balconies

Bedroom 1 (Master) with 1 DOUBLE BED (160 x 200)

And a bathroom with bath, washbasin and WC

Bedroom 2 with 1 double bed

And a bathroom with shower, washbasin and WC

Bedroom 3 with 1 single bed

1 bathroom with shower, washbasin and WC

Level - 2: access to the Jacuzzi - sleeps 6 - accessed via stairs

3 bedrooms, each with its own bathroom/shower room and access to the balconies

Bedroom 1 (Master) with 1 DOUBLE BED 160 x 200

And bathroom with bath, washbasin and toilet

Bedroom 2 with 1 double bed

And bathroom with shower, washbasin and toilet

Bedroom 3 with 1 double bed

And bathroom with shower, washbasin and toilet

1 relaxation area with a large smart TV

1 relaxation and reading area for children

Level +1: sleeps 4 - accessed via stairs

1 'family' suite occupying the entire level

With 2 single beds on one side

1 shared bathroom with bath, washbasin and toilet

1 spacious bedroom with 1 double bed (160 x 200)

Hotel services included in the price:

- On-site reception, including night-time reception.
- Beds made on arrival.
- Towels provided (but not bath towels or bathrobes).
- End-of-stay cleaning and pre-departure inspection.
- Mid-stay cleaning of the bedrooms and change of towels
 - Internet connection throughout the chalet.
 - 2 covered parking spaces. For any additional spaces in the Les Brévières outdoor public car park: Book directly via the INDIGO website
- Pets not allowed - NON-SMOKING chalet - Security deposit: 5,000.00 euros

Car park

All car parks in TIGNES are now PAYABLE

Outside car parks BREVIERES NORD - BREVIERES SUD and TIGNES 1800

Covered car parks TIGNES LE LAC - TIGNES VAL CLARET - TIGNES LE LAVACHET

It is imperative to **book and pay in advance** for the covered parking spaces, as the car parks are often full very early.

BOOKING REGISTRATION AND PRICES

<https://fr.parkindigo.com/parkings-france/tignes>

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://taxesjour.tignes.net>

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 AGENCY by ROC BLANC - CHAMPAGNY AGENCY 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 AGENCY by ROC BLANC - CHAMPAGNY AGENCY 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