

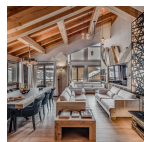


real estate agency
real estate and travel agency
sustainable investment

Presentation brochure

Tignes 04 79 06 53 22

Champagny 04 79 55 05 77



ANNAPURNA LODGES*** - MACHA - 6 rooms - 10 People - Tignes Le Lac**

HERE, EVERY FLOOR TELLS A STORY. WHICH ONE WILL BE YOURS?

What if, in Tignes, you discovered much more than just a chalet?

High above Tignes Le Lac, in a remote alpine neighbourhood, facing south with an exceptional panoramic view, the ANNAPURNA Lodges offer a truly unique experience, designed around a singular concept: to let you experience "the ascent of ANNAPURNA", floor by floor, world by world, right up to the summit.

"It was with my father that I designed and built this chalet in 2006. Coming from a family in Tignes for whom hospitality is a tradition, Patrice Joriot wanted to turn this family dream into a genuine experience to be shared. It was his company that acquired the land, carried out the construction and opened the chalet as soon as it was completed in late 2006 — a business that has been running continuously for nearly twenty years. In 2022, he undertook a complete renovation of the chalet, from floor to ceiling, using the finest mountain materials in a creative and artistic endeavour, and personally designed every detail: materials, furniture, lighting and bespoke décor.

From this vision emerged the 5-star ANNAPURNA Lodges: GANGA, 450 m² for 16 people, and MACHA, 250 m² for 10 to 12 people. Luxury, comfort and elegance have guided every choice — the hallmark of a genuine "Made in ANNAPURNA" experience that you can feel the moment you step through the door.

The journey begins...

As soon as you pass through the door, you enter another world. On the ground floor, the atmosphere evokes the forest: wood, deep colours, natural materials and soft lighting create a spacious, enveloping environment that's perfect for recharging your batteries. Here you'll also find the ski room and, at GANGA, a games area for friends — featuring a pool table, poker table, darts and a video room — before heading to the pool and relaxation areas, complete with Wi-Fi, for your first taste of well-being after a day in the mountains.

Then it's time to head upstairs...

The first floor reveals the first suites, each with its own unique atmosphere.

At GANGA: Nounours, Pierre, Cuir and the Master Suite Forêt.

At MACHA: Givre, Lac de Haute Montagne, Refuge and Caverne du Yéti.

No two suites are alike; each tells its own mountain story.

Then we go up again...

The light changes. The tones become lighter, softer, more soothing.

At GANGA, you'll discover the Corde, Cascade, Neige and Master Suite Gold.

At MACHA, the ascent leads to the Master Suite Vertige, complete with its magnificent living area beneath the exposed beams and a mezzanine that can accommodate two additional guests.

And then comes the summit.

The exposed timber beams come into view, light floods in generously and panoramic views open up onto a marvellous landscape, set amongst the mountains and peaks of Tignes. The fire crackles in an elegant fireplace, its scent mingling with the evening air — an unmistakable welcome. Snuggled into spacious, cosy sofas and armchairs, facing an XXL screen and a Devialet sound system, winter evenings in the mountains take on their full meaning, promising nights of impeccable sleep.

Here, you're not simply choosing a suite. You're choosing a world to experience. Every detail has been designed to awaken the senses and create an atmosphere you won't find anywhere else.

A warm welcome, linen and regular housekeeping are included in your stay, so you can make the most of the mountains and the time with your loved ones. And to extend the experience even further, our private chef offers, on request and at an additional cost, a breakfast whose aroma awaits you as soon as you wake, as well as à la carte dining options.

Our aim is simple: to offer you the finest hospitality services and a unique experience, turning these moments in the mountains into unforgettable memories.

Le Roc Blanc is delighted to be one of the preferred ways to book your stay at the ANNAPURNA Lodges, operated by SARL ICEFNA.

The hardest part won't be making the booking — it will be, once you're there, agreeing as a family on which room each of you will stay in, safe in the knowledge that, whatever you choose, you'll have an unforgettable stay.

Welcome to the unique world of ANNAPURNA Lodges.

ANNAPURNA LODGES*** "MACHA" - 6 rooms, sleeps 10 - 250 m² over 3 floors.**

On the SNOW LEVEL:

- 1 private parking space (2.30 m high).
- 1 large entrance hall finished in reclaimed timber with benches, ski lockers and a boot warmer
- 1 wellness and relaxation area: sauna - jacuzzi - shower and WC.

LEVEL 1. - 4 SUITES

All are equipped with a TV and high-end bedding; all beds are 90 x 200

- **2 "Givre" and "Lac" SUITES** facing EAST, with 2 single beds that can be pushed together to form a double bed (180 x 200). 1 wardrobe, 1 bathroom with bath and washbasin, heated towel rail, separate toilet. French windows (facing east) leading to a balcony terrace — sweeping views of the Grande Sassière.
- **2 SUITES: "Yéti" (south-facing) and "Refuge" (south-east-facing)**, each with 2 single beds that can be pushed together to form a double bed (180 x 200). 1 wardrobe, 1 bathroom with bath and washbasin, 1 heated towel rail, 1 separate toilet, 1 French window and access to a balcony terrace.

LEVEL 2 ATTIC : 1 "Vertige" SUITE (east-facing)

- Bedroom with 2 single beds that can be pushed together to form a double bed (180x200) and a mezzanine for children/teenagers with 2 single beds
- 1 bathroom with bath and washbasin, 1 towel radiator, separate toilet.
- 1 French window (east-facing) with access to the balcony terrace, unobstructed views of the Grande Sassière and Lake Chevall.

LIVING ROOM - DINING ROOM - OPEN-PLAN KITCHEN Completely refurbished to a high standard with luxurious finishes

LIVING ROOM with window and French doors leading onto a balcony/terrace, facing south and south-east.

- U-shaped fireplace — large sofas - 1 flat-screen TV — Devialet sound system
- Bar for aperitifs — bar stools — wine cellar.
- Fully equipped open-plan kitchen
- Dining room with table and chairs for 10 guests
- 1 separate toilet.

ANNAPURNA LODGE*** HOTEL SERVICES - INCLUDED in our PRICES**

- Wi-Fi.
- 1 high chair and 1 cot
- Bed linen, towels, slippers, bathrobes. Beds made on arrival.
- Mid-stay cleaning on Wednesdays, linen change.
- End-of-stay cleaning

À LA CARTE SERVICES at extra cost:

- Breakfast prepared by our chef
- Private chef
- Ski and snowboard hire directly at the chalet — boot fitting service.
- Hiring of an instructor or high-mountain guide, by the day
- Taxi bookings

SUMMER SEASON: mid-stay cleaning and linen change are available on request and at an additional cost.

- **Pets: pets are not permitted - non-smoking apartment**
- **Security deposit: €5,000**

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 TAL CLALET - 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.parkinfo.com/parking-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 CHALET'S apartments bedlinen and towels are included

tax and security deposit

TOURIST TAX : from 18 years, all the year: from 0.88 € to 5.50 € (1*) person / day.

(1*) The amount of the tourist tax varies, it is fixed by municipal decision according to the star classification of your accommodation.

<https://tignesjour.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), studio for 4 people (€400.00)

PREMIUM and CHALET'S accommodations: security deposit of €250.00 per number of guests in the accommodation

example: studio for 2 people (€500.00), studio 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 :

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73320 Tignes le Lac
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in Champagny :

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