



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 Le Lac

capacity :

12 guests, 18 people

surface area :

60 m²

exposure :

South, East

2.ANNAPURNA LODGES**** - GANGA - 12 rooms - 16 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 the sought-after Almes 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 Joris wanted to share his 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 step 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: Boucours', Pierre, Carl and the Master Suite Forêt.

At MACHA: Clève, Lac de Haute Montagne, Refuge and Caverne du Vété.

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 Cortes, Cascade, Nègre 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.

6 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 CEFINA.

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** - GANGA - 12 rooms - 16 guests - 450 m² - 4 floors, with lift.**

GROUND FLOOR:

- 2 private parking spaces (2.20 m high)
- 1 beautifully fitted, bespoke ski room with a wardrobe, storage for helmets and sports equipment, ski lockers and drying cupboard for boots.
- 1 relaxation area featuring:
 - * A bespoke sauna made from genuine aspen - a large 7-seater jacuzzi - a walk-in shower - a toilet
 - * A games room with a "TOILET" pool table that converts into a poker table, darts and a bar for relaxing.
 - * A TV lounge for children.

LEVEL 1:

- FOURBURE SUITE :** 2 single beds that can be pushed together to form a double bed, wardrobe, desk, bathroom with bath, vanity unit, heated towel rail, 1 French window (south-facing) leading onto a balcony terrace, 43-inch television with a wide range of channels and Wi-Fi, 1 separate toilet.
- STONE SUITE :** 2 single beds that can be pushed together to form a double bed, wardrobe, desk, bathroom with bath, vanity unit, heated towel rail, 1 French window (south-facing) leading to a balcony terrace, 43-inch television with a wide range of channels and Wi-Fi, 1 separate toilet.
- LEATHER SUITE :** 2 single beds that can be pushed together to form a double bed, wardrobe, desk, bathroom with bath, vanity unit, heated towel rail, 1 French window (south-facing) leading to a balcony terrace, 43-inch TV with a wide range of channels and Wi-Fi, 1 separate toilet.

LEVEL 2:

- CORDE SUITE :** 2 single beds that can be pushed together to form a double bed, wardrobe, desk, bathroom with bath, vanity unit, heated towel rail, 1 French window (south-facing) leading to a balcony terrace, 43-inch television with a wide range of channels and Wi-Fi, 1 separate toilet.
- CASCADE SUITE :** 2 single beds that can be pushed together to form a double bed, wardrobe, desk, bathroom with bath, vanity unit, heated towel rail, 1 French window (south-facing) leading to a balcony terrace, 43-inch television with a wide range of channels and Wi-Fi, 1 separate toilet.
- NEIGE SUITE :** 2 single beds that can be pushed together to form a double bed, wardrobe, desk, bathroom with bath, vanity unit, heated towel rail, 1 French window (south-facing) leading to a balcony terrace, 43-inch television with a wide range of channels and Wi-Fi, 1 separate toilet.
- GOLD MASTER SUITE :** double bed, wardrobe, desk, bathroom with bath, vanity unit, heated towel rail, 43-inch TV with a wide range of channels and Wi-Fi, 1 separate toilet, 1 south-facing window.

LEVEL 3:

- Beneath a stunning exposed timber roof structure with a beautiful view - Open-plan living/dining area and kitchen:
 - Living room with 1 large, ultra-modern double-sided fireplace - Sofa suite - 17-inch Philips TV with satellite dish
 - Elegant open-plan kitchen opening onto the living area - fully fitted with induction hobs and 3 ovens, 1 microwave, 1 dishwasher, 1 large 'American-style' fridge with a fridge compartment and a freezer compartment, 1 extractor hood, and a pantry and storage area.
 - 1 superb dining room with a magnificent decorative chandelier and a table seating 16 guests - china cabinet (window, French windows leading to the two balconies, south and west-facing)
- 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, including 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.
- Hire of a ski 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: €3,000

Car park

All car parks in TIGNES are now PAYABLE

Outside car parks BREVERES MORD - BREVERES 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.parkinfo.com/parkings-france/tignes>

Ben

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://taxevacances.tignes.net>

SECURITY DEPOSIT - PROTECTION OF THE PROPERTY OWNERS' PROPERTY:

The tenant shall pay a security deposit ranging from €300 to €10,000, depending on the terms specified in the lease agreement.

CLASSIC accommodations: 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 "COTIZAP" link (<https://www.cotizap.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 linen, 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

Tél. 04 79 06 53 22

in Champagny :

Le Reclaz,

73350 Champagny en Vanoise

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