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 :
Champagny
capacity :
4 rooms - 8 People
surface area :
71.50 m²

Les Nouveaux Alpages E03 - 4 rooms - 8 People - Champagny

"LES NOUVEAUX ALPAGES de CHAMPAGNY" - Chalet & SPA - apartments **** & *** - form a harmonious residential complex perfectly integrated into the natural Alpine environment.
Spread over 6 chalets, built between 2007 and 2021, the apartments feature large SOUTH-facing terraces or balconies, with spectacular views of the VANOISE massif.
- Cars are secured in an underground parking lot, with exits and elevators leading directly to the chalets.
- The site is built into the slope, and features numerous terraces where nature breathes.
- The chalets benefit from the para-hotel service provided by CHAMPAGNY Agence: beds made on arrival, reception directly at the apartments, tourist services on request (ski passes, ski equipment rental, ski lessons, cleaning during your stay...).
- In winter, a 9-person private shuttle (departing every 8 minutes in high season) takes you to the La Plagne gondola in 6 minutes.
- An aquatic and relaxation area occupies the center of the hamlet: indoor SWIMMING POOL, outdoor SOLARIUM, sauna, steam room, weight room.
- 2 evenings a week, the aquatic center is open at night until 10 pm.
- A private massage and body care salon - INFINIMENT ZEN - is available on reservation.
On the edge of the village of CHAMPAGNY and the forest, the NOUVEAUX ALPAGES are unoverlooked, and offer you relaxation in the SOUTH - 100% NATURE.
LES NOUVEAUX ALPAGES de CHAMPAGNY - 4 rooms for 8 persons - 71.50 m2
Beautiful new apartment 4* - ground floor, with all comfort, layout :
- **Terrace 26.30m2 with hot tub,** garden lounge and wooden eating table
- hallway with cupboards
- **Living room - lounge - dining area** opened onto a south facing terrace with a beautiful view of the Pralognan valley and the village of Champagny. 1 flat screen TV.
- **fully equipped open kitchen** : induction hob, oven, microwave, fridge, dishwasher (freezer), fondue and raclette sets.
- **Bedroom 1 En suite** : 1 double bed with bathroom shower and toilet - 1 flat screen TV
- **Bedroom 2** : 1 double bed - 1 flat screen TV
- **Bedroom 3** : with 2 x 2 double bunk beds (160x200) (4 beddings)
- 1 bathroom with a bath, washing machine - drying machine
- separate toilet
- 1 skilocker
- 2 indoor car park spaces
All beds with duvets and pillows
New residence (built in 2021) located at the entrance of Champagny with swimming pool, Sauna, Fitness room and wellness.
INCLUDED SERVICES :
* Final cleaning
* Bedlinen and towels provided
* Beds made up for your arrival
* Free WIFI
* Private indoor car parking
* Free access to the swimming pool, sauna and fitness room :
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.
Not included extra cost for this service (in advance booking required)
* Extra cleaning during the week
* Beauty treatment and massages in the wellness

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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