

# Montorlin Apartments, La Plagne, France

A development converting an original Savoyard farmhouse and adjoining barn into 6 apartments with two and three bedrooms and between 72.70m<sup>2</sup> and 99.85m<sup>2</sup> of habitable space.



Enjoy the best of both worlds: a renovation rich in Savoyard character in an authentic Alpine village just two-minutes drive to Montchavin ski station. Montchavin links into the Paradiski ski area, which encompasses the resorts of Les Arcs and La Plagne, to make one of the largest ski areas in the world.

Montorlin is a traditional working Alpine village, Montchavin is a family ski resort with a well-established infrastructure and a selection of restaurants. Just up from Montchavin is the resort of Les Cloches with more restaurants and bars.

FMP is committed to preserving the look and feel of the Alps. We go to great lengths to source original building materials and use recovered timber and stone wherever possible. We also incorporate traditional local designs and motifs to compliment the heritage of working alpine villages. The Montorlin apartment development is a renovation of a traditional Savoyard farmhouse and adjoining barn which will restore a key feature of the village in sympathy with the surrounding buildings.

Buying a ski apartment provides a versatile second home for both winter and summer. Unlike a sale and leaseback arrangement you are in full control - you and your family and friends can use it any time you like.

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Montorlin Apartments - 6 apartments priced from €225,000 to €333,000 (prices are inclusive of TVA)

A commitment to buy one of the apartments would involve a deposit and staged payments as development progresses. Further detail can be provided on request.

Development is due for completion Summer 2012.



Chambery - 60 mins  
Lyon - 1hr 45 mins

Grenoble - 1hr 30 mins  
Geneva - 2 hrs 15 mins

Eurostar stops at Aime and Bourg St Maurice  
(both about 15/20 minutes drive from Montorlin)

- One, two and three bedroom apartments
- From 72.70m<sup>2</sup> to 99.85m<sup>2</sup> of habitable space
- Separate entrances
- One car park space for each apartment
- Additional communal parking 50m down the lane
- Ski bus stop 50m from apartments with regular service to Montchavin and Les Cloches
- 10-min walk to Montchavin (meadow/woodland path)
- Montchavin connects to La Plagne and Les Arcs ski areas (Paradiski)
- Easy access to main roads and motorways to Lyon, Geneva, Grenoble and Chambery
- 10-Year guarantee



Montorlin is ideally placed on the mountain with great access to skiing and a short drive to the towns of Aime and Bourg St Maurice. As a working village, it flourishes in the summer when the larger resorts become relatively dormant.

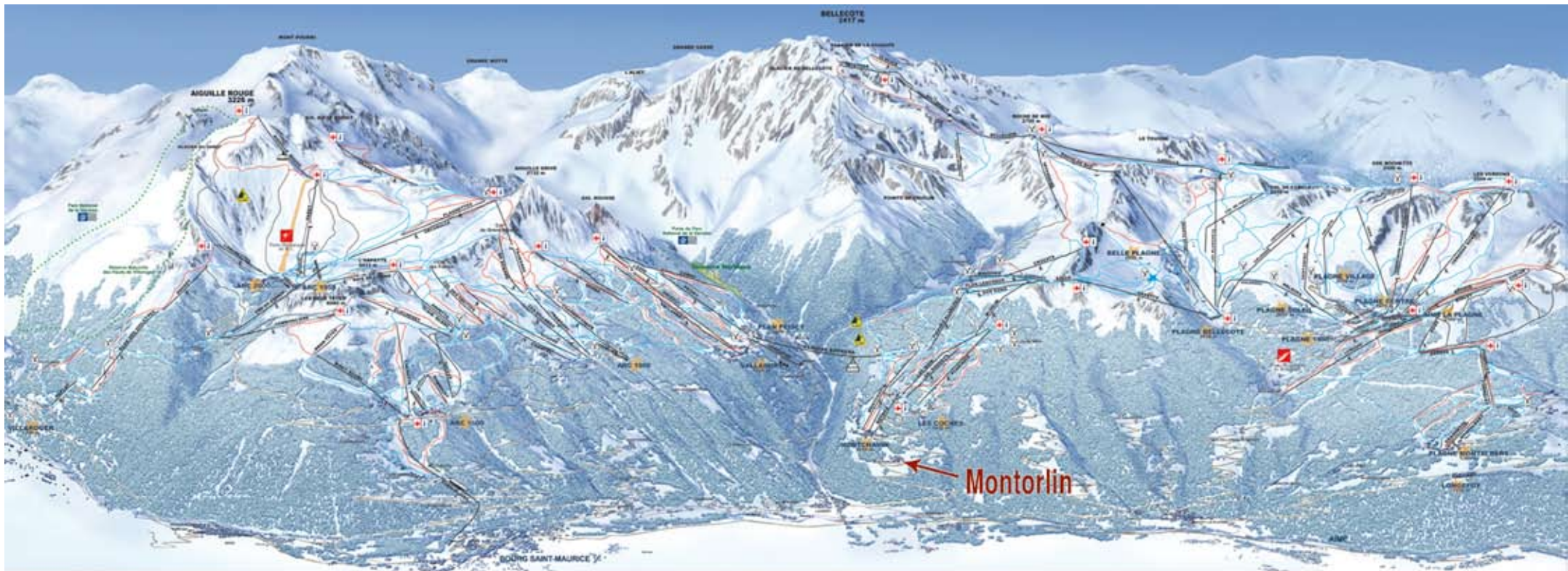
Owning a property in the Alps gives you a bolthole with as much summer activity on offer as in the winter. The climate in summer averages 22 celsius to 27 celsius with unlimited clean mountain air.

Hiking is a delight, an astonishing range of flora and fauna appearing as the snow melts. There are also mountain huts offering shelter if you are adventurous enough to stay out overnight.

Mountain biking down a ski run is almost as exhilarating as skiing down one. Buses with trailers will take you and your mountain bike up the mountain if your greatest enjoyment is the trip down.

Cycling the route running alongside the Isere River is less vertically challenging but local cycling clubs can make it a serious physical challenge. You can also cycle the route that the Tour de France takes through the valley to fully appreciate the extraordinary demands made on the competitors.

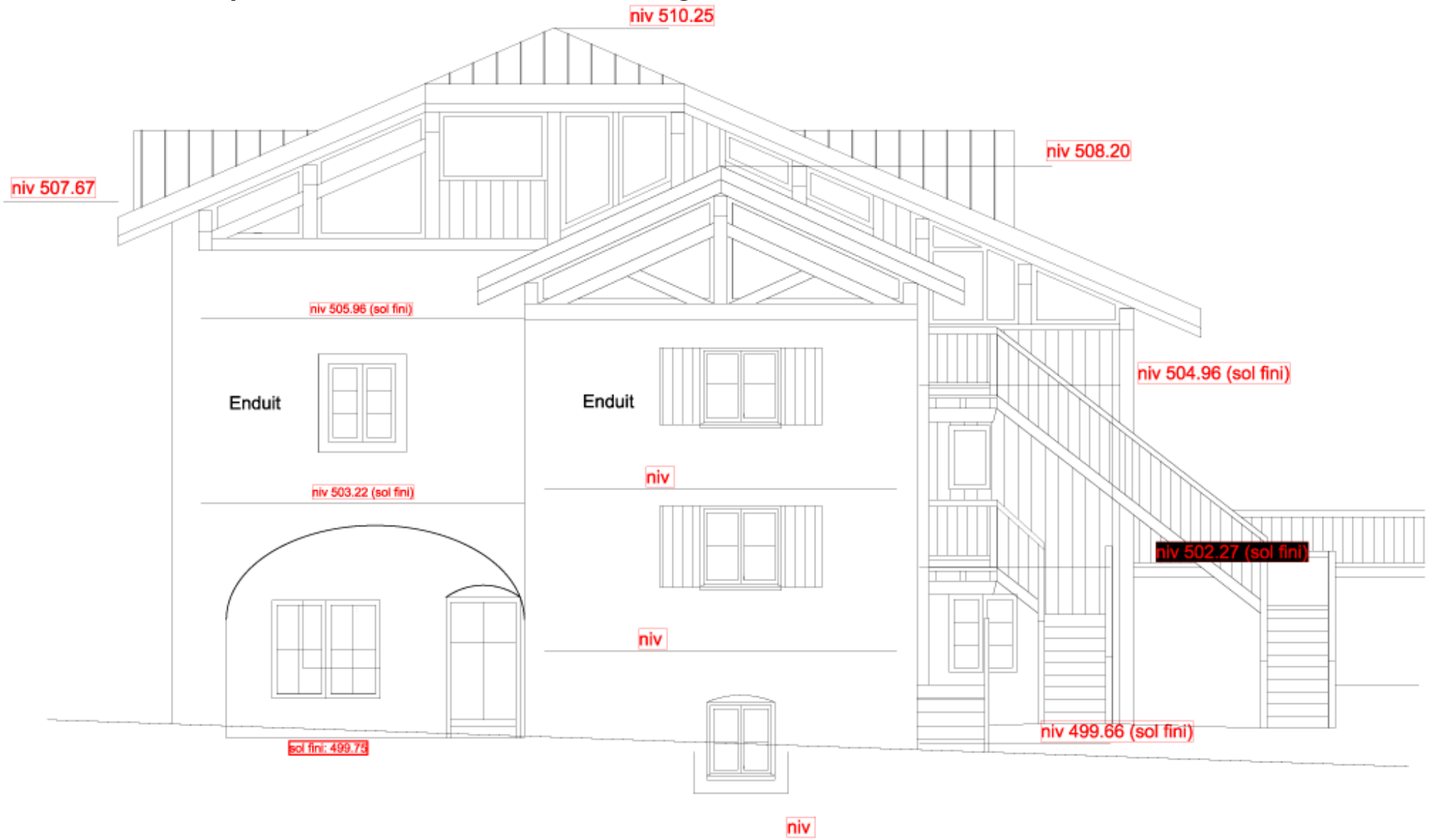
There are whitewater rafting and canoeing operators in Bourg St Maurice, you can horse ride and there is even a golf course in Les Arcs.



## Paradiski, France - one of the world's largest ski areas

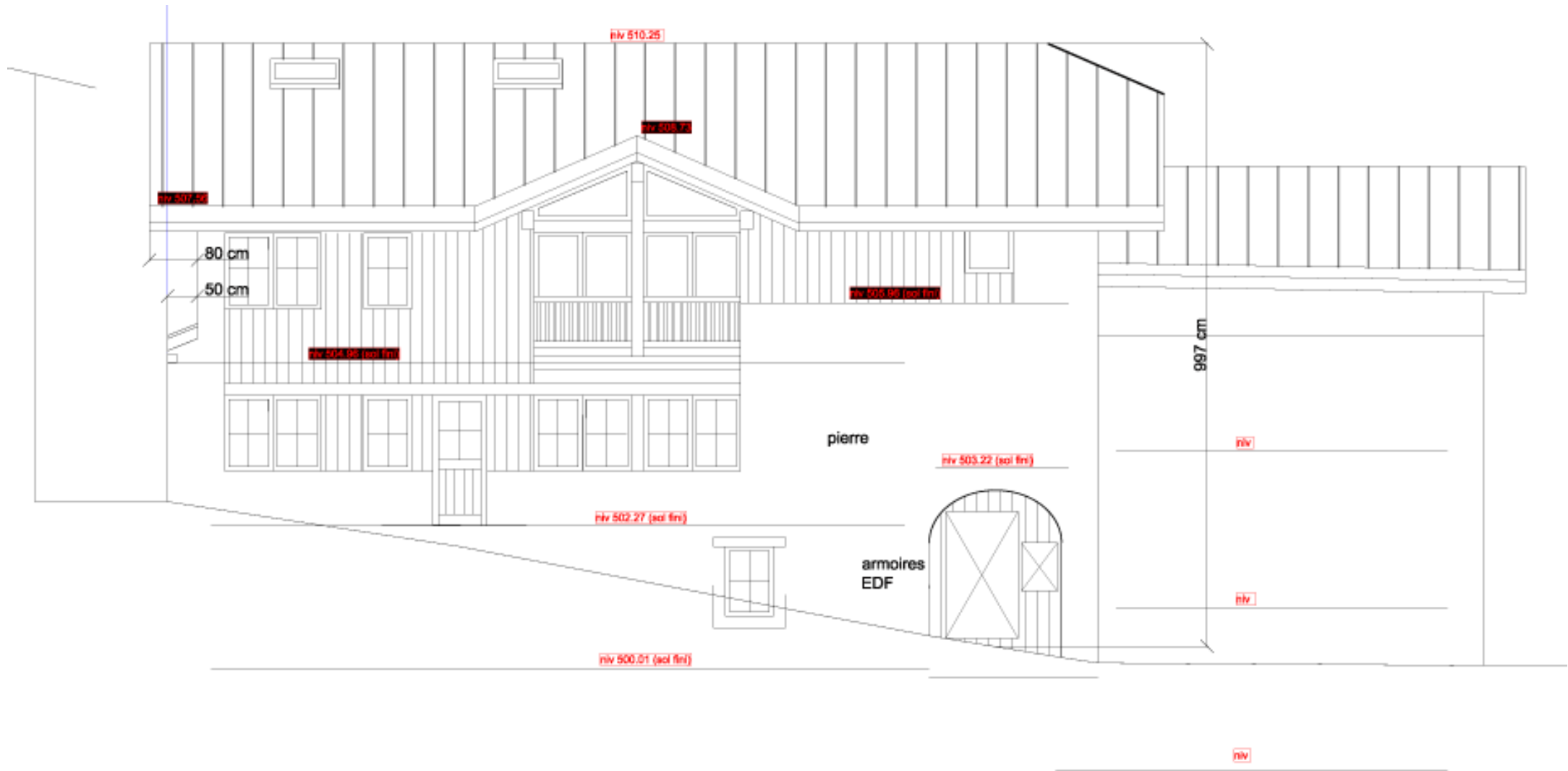
- Paradiski was created in 2003 by joining the resorts of La Plagne, Peisey-Vallandry and Les Arcs. The superfast Vanoise Express, the world's largest cable car, joins the 2 resorts in a spectacular 4-minute journey.
- Montchavin ski area itself has 30km of runs and you can glide down tree-lined runs into the resort. The extensive snow-cannon infrastructure makes the skiing dependable.
- The Paradiski domain has 425 kms of runs of incredible diversity, offering something for every level of skier. 17km of off-piste routes will also take you all the way back to Montchavin from the Bellecote glacier.
- The area boasts some great mountain restaurants with fabulous views of Mont Blanc
- In addition to downhill skiing, there are 153km of cross-country routes over stunning mountain scenery.
- Take a break from skiing with snowshoeing, ice skating, the Olympic bobsleigh run in La Plagne, skidoos, husky-sled rides and horse-drawn sleigh rides in the nearby Parc de la Vanoise.

# Montorlin apartments: north-facing elevation

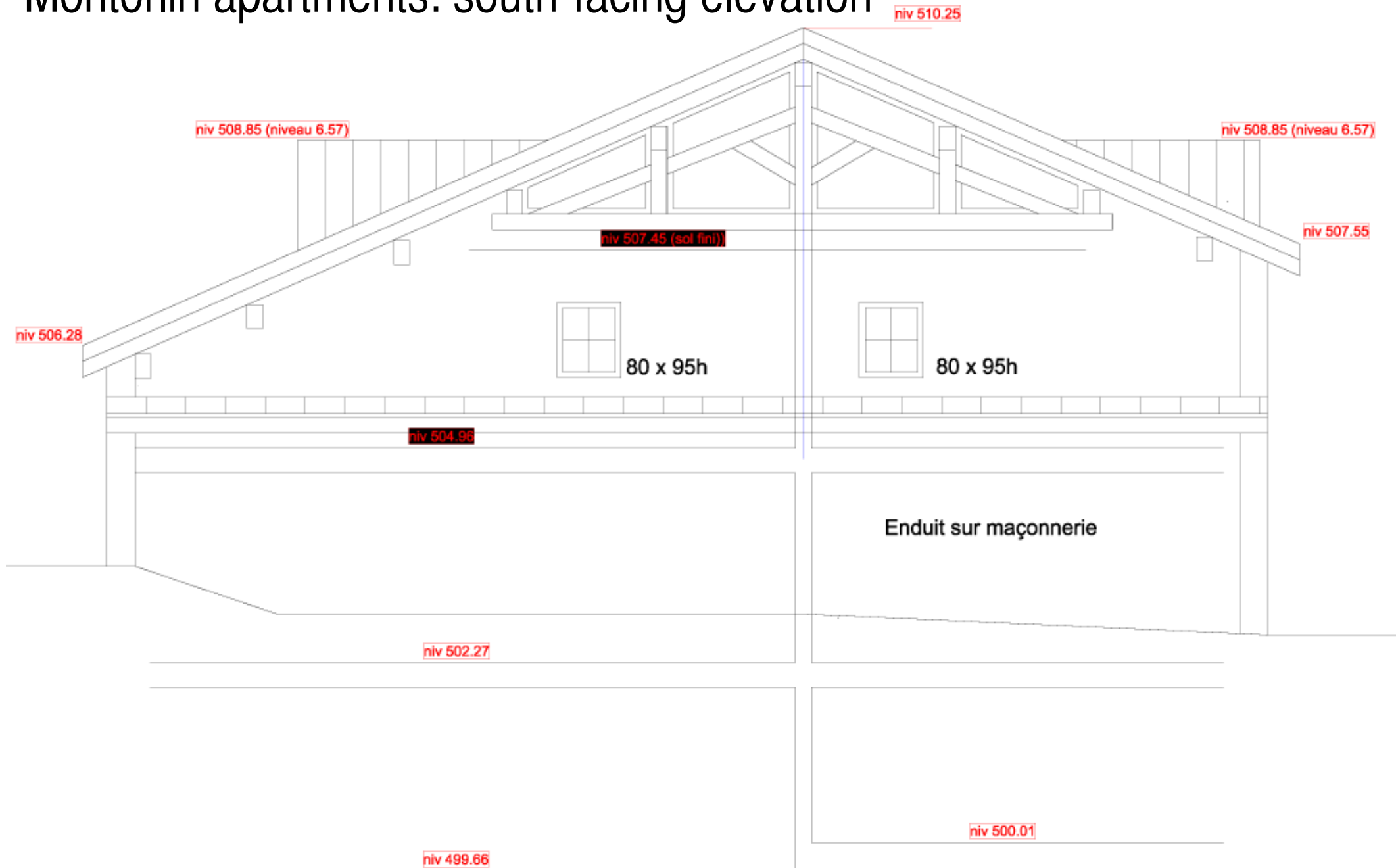


All elevation drawings, site plans and 3D views are representative; dimensions given and areas shown may differ as FMP develops the property, making minor modifications.

# Montorlin apartments: east-facing elevation



# Montorlin apartments: south-facing elevation



# Montorlin apartments: west-facing elevation



# Apartment 1

lower-ground/ground/first floor

- 3 bedrooms
- 2 en-suite bathrooms
- 89.20m<sup>2</sup> habitable space
- living/kitchen area
- Sold

## Surface Areas - habitable

- bedroom 1 14.30m<sup>2</sup>
- lounge 16.20m<sup>2</sup>
- service/storage room 2.55m<sup>2</sup>
- entrance hall 6.00m<sup>2</sup>
- bedroom 2 10m<sup>2</sup>
- en-suite bathroom 3.50m<sup>2</sup>
- bedroom 3 12.55m<sup>2</sup>
- en-suite bathroom 3.50m<sup>2</sup>
- living area/kitchen 20.60m<sup>2</sup>

## Additional Areas

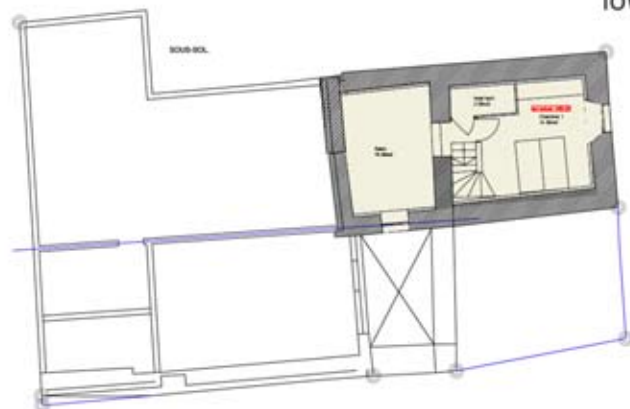
- aread below 1.80 13.40m<sup>2</sup>
- balcony 4.10m<sup>2</sup>



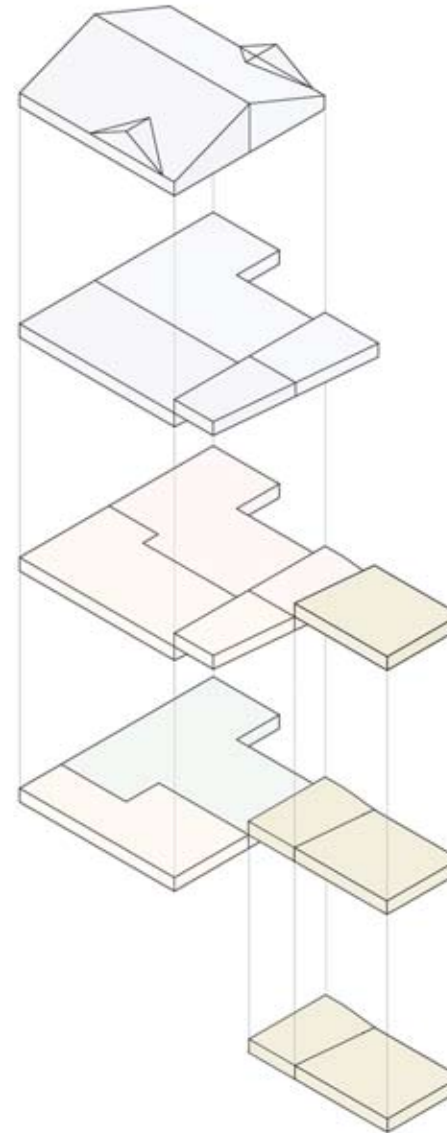
first floor



ground floor



lower-ground floor



# Apartment 2

ground/first floor

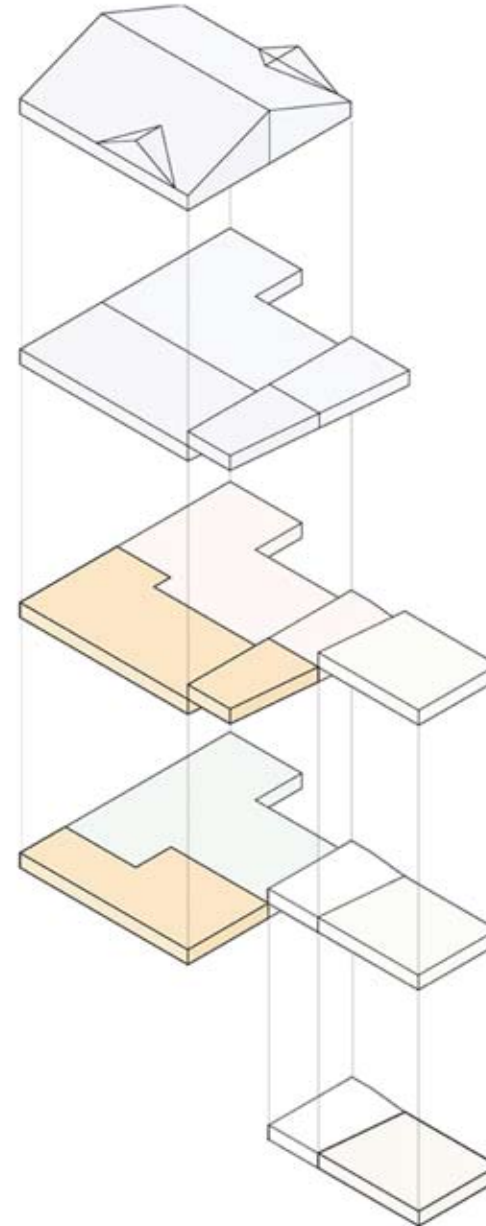
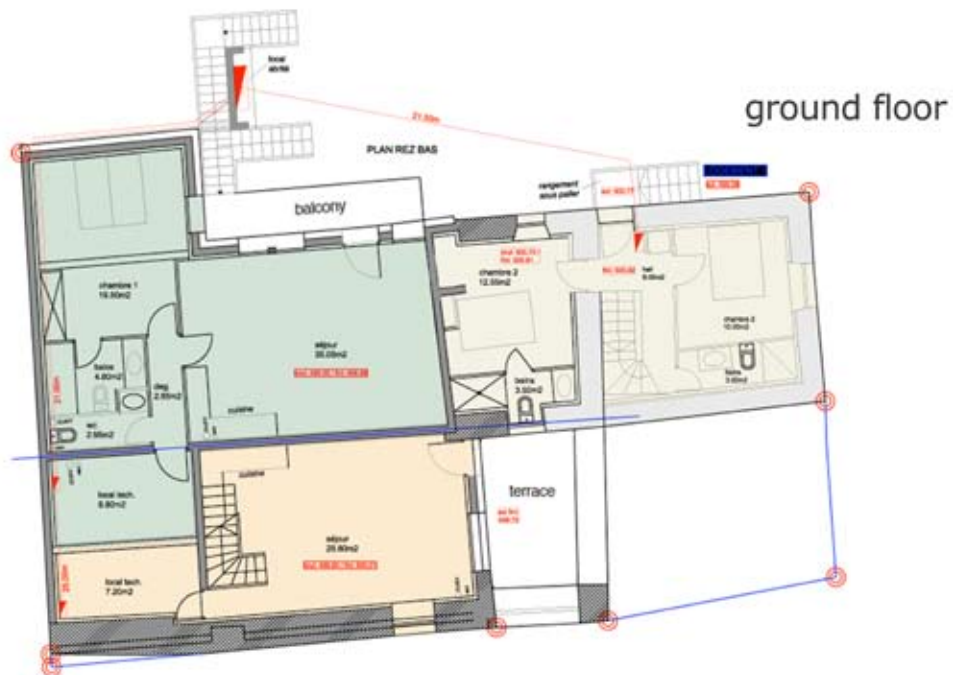
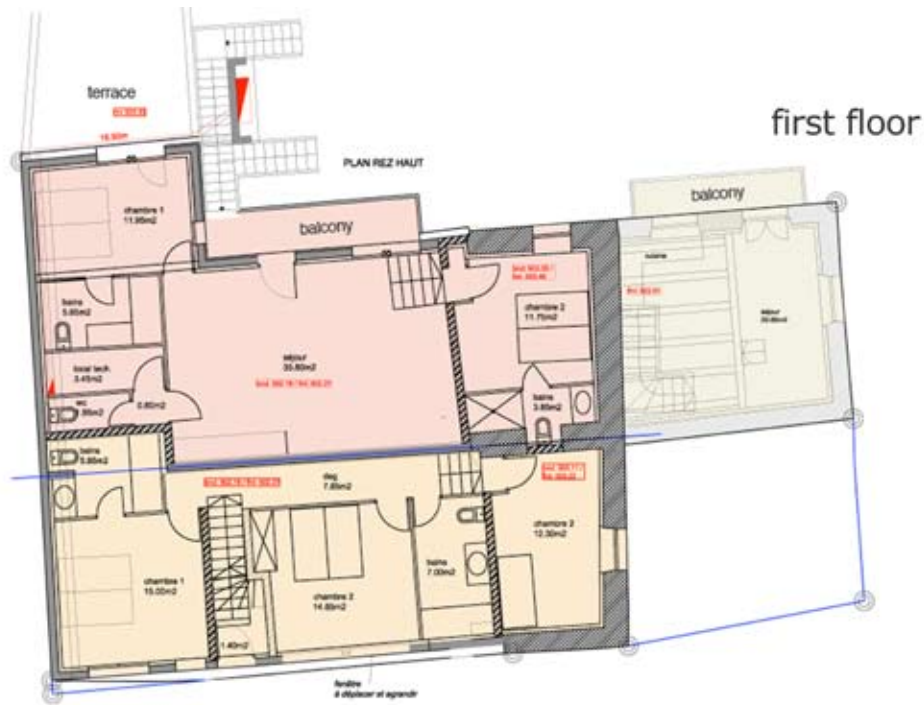
- 2 double bedrooms
- 1 single bedroom
- 2 bathrooms (1 en-suite)
- 99.85m<sup>2</sup> habitable space
- living/kitchen area
- covered terrace
- €333,000

## Surface Areas - habitable

- living area/kitchen 29.80m<sup>2</sup>
- service/storage 7.20m<sup>2</sup>
- hallway 7.85m<sup>2</sup>
- bedroom 1 15.00m<sup>2</sup>
- en-suite bathroom 5.85m<sup>2</sup>
- bedroom 2 14.85m<sup>2</sup>
- bathroom 7.00m<sup>2</sup>
- bedroom 3 12.30m<sup>2</sup>

## Additional Areas

- covered terrace 12.54m<sup>2</sup>



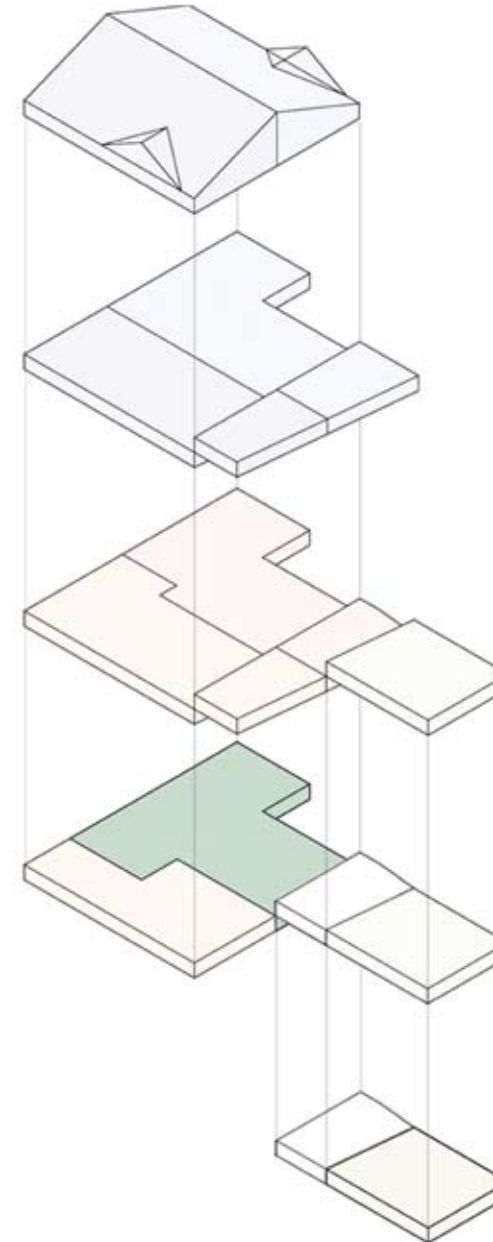
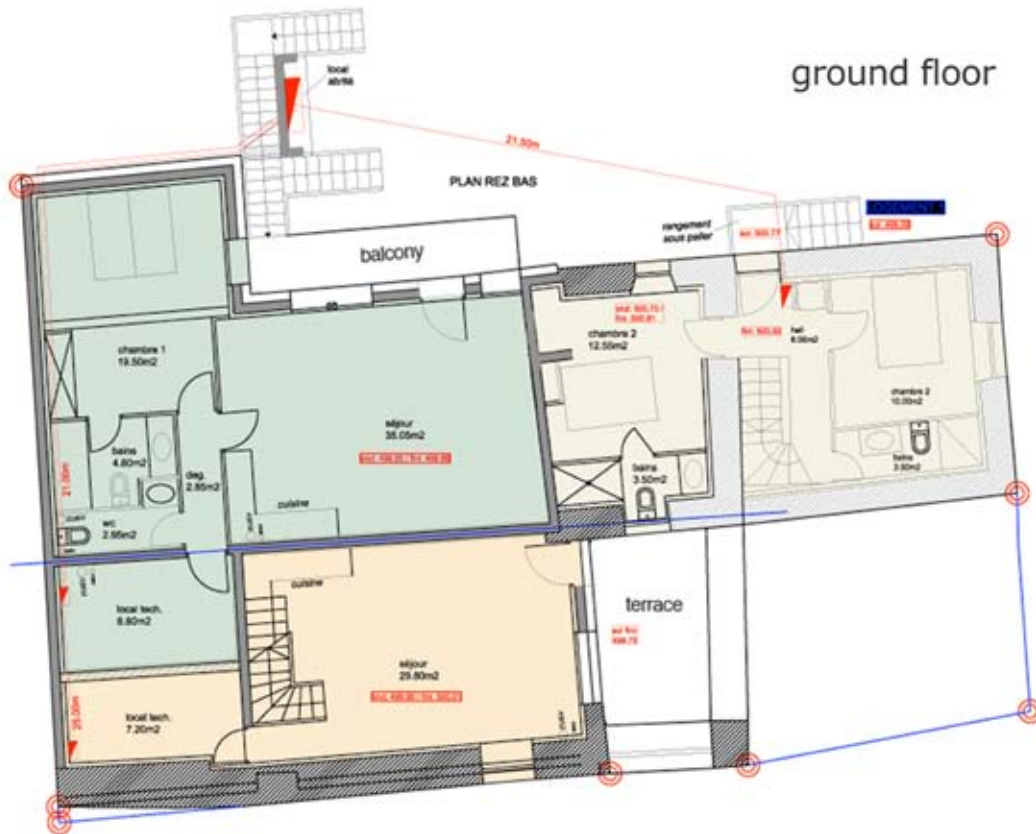
# Apartment 3

ground floor

- 1 double bedroom
- 1 en-suite bathroom
- WC
- 73.95m<sup>2</sup> habitable space
- living/kitchen area
- €225,000

## Surface Areas - habitable

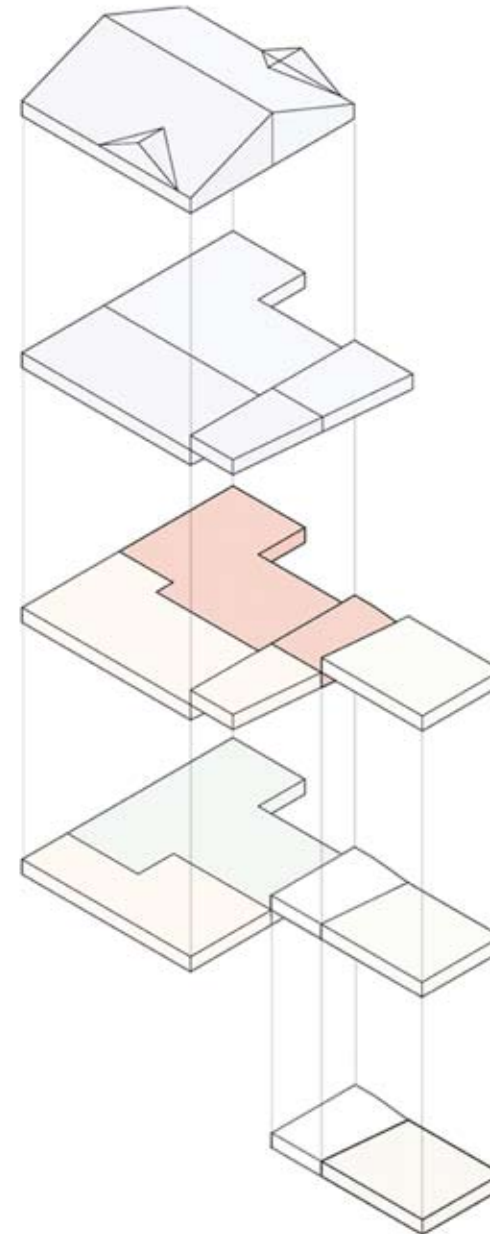
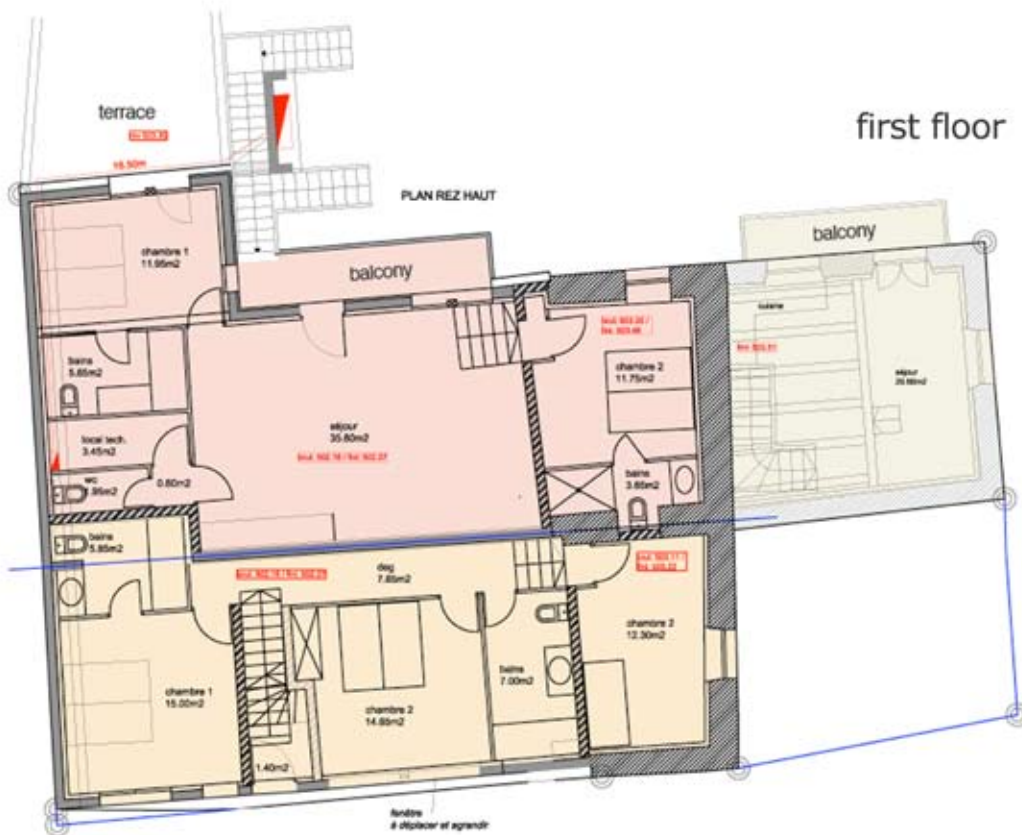
- living area/kitchen 35.05m<sup>2</sup>
- hallway 2.85m<sup>2</sup>
- bedroom 19.50m<sup>2</sup>
- en-suite bathroom 4.80m<sup>2</sup>
- WC 2.95m<sup>2</sup>
- service/storage 8.80m<sup>2</sup>



# Apartment 4

first floor

- 2 double bedrooms
- 2 en-suite bathrooms
- WC
- 75.20m<sup>2</sup> habitable space
- living/kitchen area
- balcony
- terrace
- €295,000

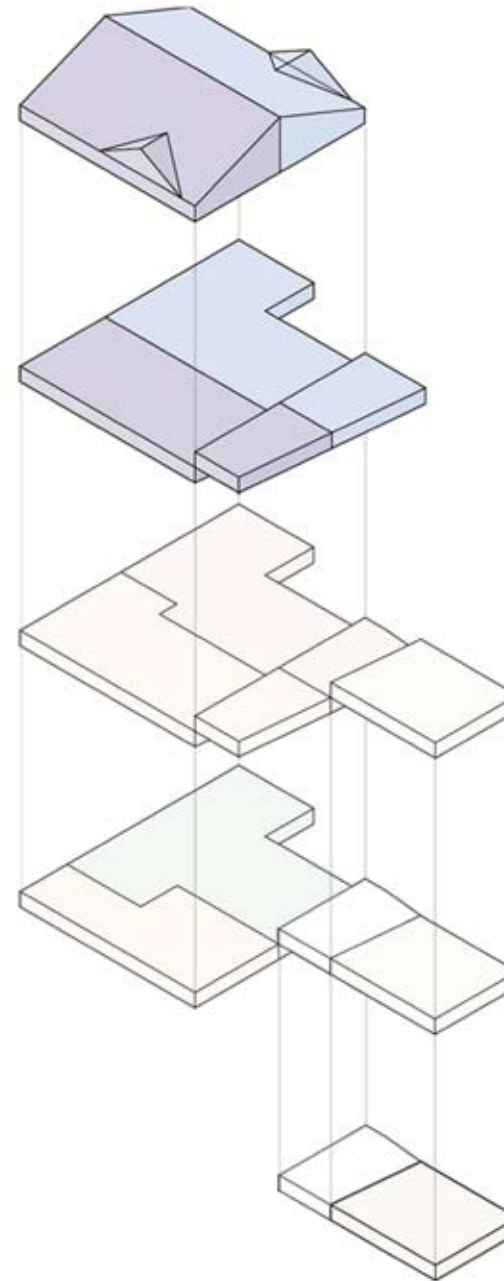
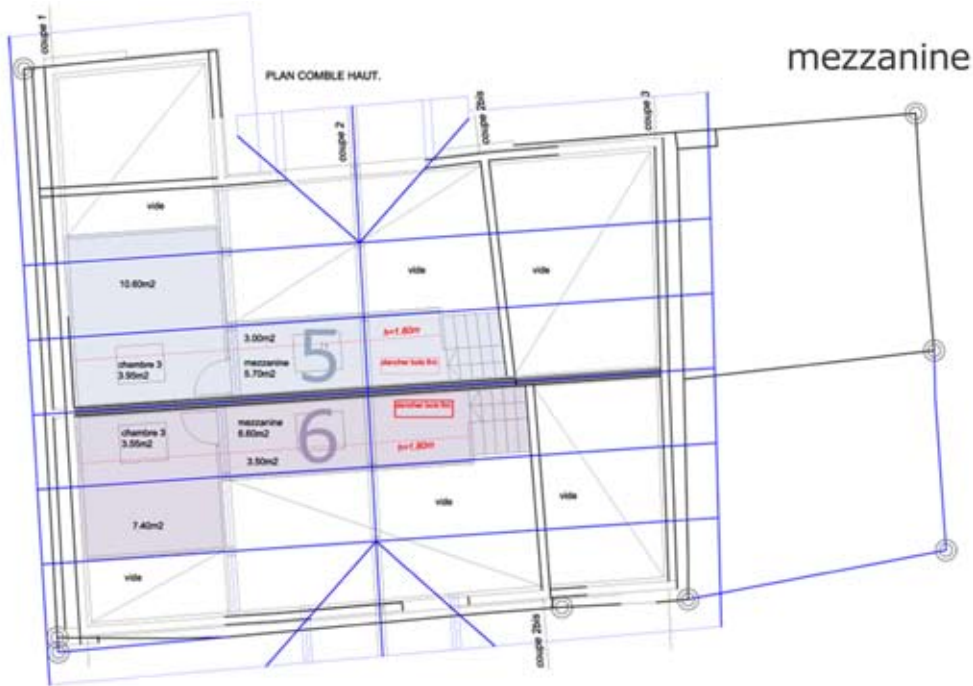


## Surface Areas - habitable

- living area/kitchen 35.80m<sup>2</sup>
- bedroom 1 11.95m<sup>2</sup>
- en-suite bathroom 5.65m<sup>2</sup>
- service/storage 3.45m<sup>2</sup>
- hallway 0.80m<sup>2</sup>
- WC 1.95m<sup>2</sup>
- bedroom 2 11.75m<sup>2</sup>
- en-suite bathroom 3.85m<sup>2</sup>

## Additional Areas

- balcony 6.50m<sup>2</sup>
- terrace 16.50m<sup>2</sup>



## Apartment 5

- 3 double bedrooms
- 2 en-suite bathrooms
- 86.30m<sup>2</sup> habitable space
- living/kitchen area
- balcony
- €295,000

### Surface Areas - habitable

- living area/kitchen 34.85m<sup>2</sup>
- bedroom 1 12.60m<sup>2</sup>
- en-suite bathroom 5.30m<sup>2</sup>
- service/storage 5.15m<sup>2</sup>
- hallway 1.70m<sup>2</sup>
- bedroom 2 13.10m<sup>2</sup>
- en-suite bathroom 3.95m<sup>2</sup>
- mezzanine 5.70m<sup>2</sup>
- bedroom 3 3.95m<sup>2</sup>

### Additional Areas

- balcony 6.50m<sup>2</sup>
- areas below 1.8m in height 14.80m<sup>2</sup>

## Apartment 6

- 3 double bedrooms
- 2 en-suite bathrooms
- 72.70m<sup>2</sup> habitable space
- living/kitchen area
- €280,000

### Surface Areas - habitable

- living area/kitchen 30.65m<sup>2</sup>
- bedroom 1 9.45m<sup>2</sup>
- en-suite bathroom 4.30m<sup>2</sup>
- service/storage 3.00m<sup>2</sup>
- hallways 3.10m<sup>2</sup>
- bedroom 2 9.00m<sup>2</sup>
- en-suite bathroom 3.05m<sup>2</sup>
- mezzanine 6.60m<sup>2</sup>
- bedroom 3 3.55m<sup>2</sup>

### Additional Areas

- areas below 1.8m in height 10.90m<sup>2</sup>