



410

PRALOGNAN-LA-VANOISE





## MAJESTIC NATURE

MIL410 enjoys an idyllic setting, tucked between nature and mountains right in the heart of the preserved and authentic family resort of Pralognan-la-Vanoise in the Tarentaise Valley. MIL410 is an intimate residential complex featuring 18 properties and represents a rare real estate opportunity. It is strategically located to offer the benefit of being close to the vibrancy of the biggest resorts in the French Alps (such as Val Thorens, Méribel and Courchevel) and the La Plagne-Paradiski ski area (the second biggest connected ski area in the world) while also sitting in a tranquil perch that gives a 360° view of the mountains.

The complex has been designed to showcase the art of living amid mountains. Here the guiding principle is that everything should be within walking distance. Shops that are open all year round, sports activities, conveniences and the village resort's ski lifts (to a ski area with 24 slopes ranging from 1,410m to 2,355m) are all close by. This is a significant real estate development, with architecture that blends designer touches and tradition, high-end features and top-quality materials. With sunshine, plentiful snowfall, an array of activities in addition to skiing and the pleasure of being near the heart of a resort that is full of life in both winter and summer, the complex has everything needed to ensure residents can bask in the magic of comfortable mountain living.

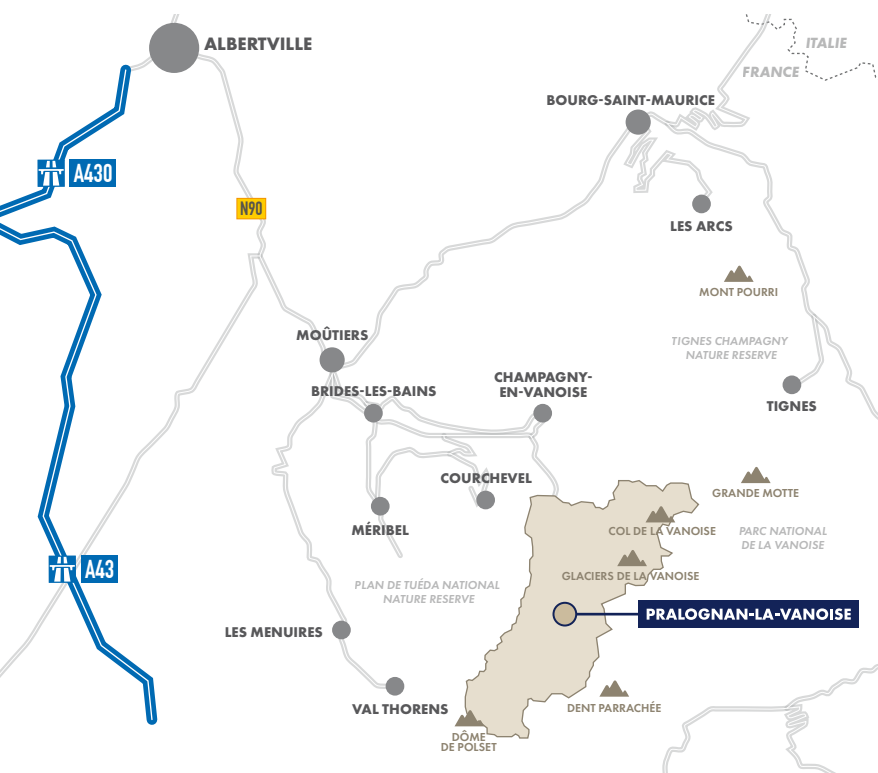
All that is missing to complete this art of living is you...

**Michaël Ruel & Jean Etchepareborde,**  
Chairman & Managing Director of MJ Développement

Champagny-le-Haut  
cross-country ski slopes

## PRALOGNAN-LA-VANOISE, WINTER SPORTS HEARTLAND

For more than 150 years, the capital of the Vanoise National Park has been a highly popular destination that epitomises Savoie mountain life. With the emphasis placed on family fun and mountaineering, this winter sports village resort has 24 ski slopes with a range of levels (9 green, 3 blue, 8 red and 4 black) and 12 ski lifts. Its ski area nestles between the prestigious ski areas of the Les 3 Vallées (Courchevel, Méribel, Val Thorens, Les Menuires and Saint-Martin-de-Belleville), Paradiski (La Plagne and Les Arcs) and Tignes/Val-d'Isère. Here nature is dizzyingly beautiful and offers infinite opportunities for escapism.



Pralognan-la-Vanoise





**PRALOGNAN  
-LA-VANOISE**  
SAVOIE



## **PRALOGNAN-LA-VANOISE**

- Skiing between **1,410m** and **2,355m** above sea level
- **24** slopes
- **12** ski lifts



## **RESORT NEIGHBOURS**

### **PARADISKI®**

- Skiing between **1,200m** and **3,226m** above sea level
- **258** slopes
- **425km** of slopes

### **LES 3 VALLÉES**

- Skiing between **1,100m** and **3,230m** above sea level
- **328** slopes
- **600km** of slopes

### **TIGNES/VAL-D'ISÈRE**

- Skiing between **1,550m** and **3,456m** above sea level
- **158** slopes
- **300km** of slopes



© Jérôme Carret



Snowshoes in Pralognan-la-Vanoise.

© Jérôme Carret

## WINTER: 200% NATURAL SKIING

Lying snug at the feet of the biggest glaciers in the Alps, this village resort enjoys exceptional snowfall and extraordinary natural surrounds. The most exacting snow-seekers are attracted by its authenticity and family-friendly spirit.

In addition to 26km of marked trails between the plateaus and lush forests, the ski area is one of the most appealing in Savoie for lovers of Nordic skiing. Pralognan-la-Vanoise also has a ski touring site renowned for its beautiful landscapes. On top of pure skiing fun, the resort also offers a variety of outdoor activities including snowshoe excursions, skijoring, luge, carriage rides and huskey dogs treks.

There is also an array of indoor sports and wellness activities (swimming pool, spa, ice rink, bowling, climbing wall, gym, etc.).

# PRALOGNAN-LA-VANOISE



© Jérôme Carret

A lovely chalet by the Doron de Chavière.



© Vanessa Audebert



© Jérôme Carret

Introduction to husky dog outings.



© Jérôme Carret

Several cross-country skiing slopes.



## SUMMER: GREEN AND BLUE AS FAR AS THE EYES CAN SEE

Ideally located in the Bozel valley, this peaceful resort is a gleaming jewel in the heart of Vanoise Natural Park. It has a village spirit and is the perfect place to get back in touch with natural elements. Green mountain pastures, breath-taking views, lakes and ice blue mountain streams complement the rich and unique flora and fauna. In summer this emerald paradise is a wonderful spot for mountaineering, climbing, hiking, mountain biking, paragliding, trail running or tree climbing.



# PRALOGNAN-LA-VANOISE





410 Mil

P R A L O G N A N - L A - V A N O I S E

# THE LOCATION





## PRALOGNAN-LA-VANOISE, 1,410M ABOVE SEA LEVEL & 100% CHARMING

In Savoie, in the heart of the Tarentaise valley, the capital of the first French national park exhibits its marvellous heritage. This exceptional village, with a population of just 700, is tucked far from the madding crowd and is adorned with breath-taking high-mountain surrounds. Dotted along the foot of massifs and overlooked by glaciers, the residences in Pralognan-la-Vanoise feature architecture in tune with local tradition, amid small streets whose authenticity has been preserved. This a pleasant and friendly village that is lively all year round, an ideal place to recharge during winter or summer. On top of sports and cultural and recreational activities, it offers a broad spectrum of shops and services.



© Gilles Lansard

# THE RESIDENCE





## A DISCREET ADDRESS IN A PRESERVED SETTING

Built at the edge of the forest and at the foot of the highlands, this contemporary-looking chalet complex opens on to a majestic panoramic view of the surrounding mountains. Just 2 minutes from the village centre, MIL410 combines the peacefulness of remote living with the convenience of being close to essential services.

## A RESIDENCE FULL OF CHARACTER IN TRULY AUTHENTIC SURROUNDS

MIL410 is a resolutely modern residence in tune with the latest trends while respecting typical Savoie architecture around freestone fronts. The various levels are topped with gray slate, with a design that tastefully blends colours and geometric patterns.

Every apartment opens to the outdoors thanks to sculpted wooden terrace balconies that face the farthest distance. The spectacular views showcase the splendour of the Vanoise peaks.







# THE RESIDENCE



EVERY DAY ENJOY A FRONT ROW SEAT IN NATURE'S SPECTACULAR SHOW



# THE RESIDENCE





## A WORD FROM THE ARCHITECT

*“Lying at the foot of Napremont mountain, MIL410 in the heart of PRALOGNAN-LA-VANOISE village. This choice location affords unrivalled views of Vanoise national park. So it makes obvious sense to harness this exceptional landscape.*

*The mountain does more than provide a picturesque setting - because enjoying the view of the landscape is the first step to basking in an authentic mountains environment, with all its charm and unpredictability.*

*The residence, which stretches across four levels, is designed to fit in elegantly with the diversity of the surrounding buildings. Thus each apartment has a distinctive view, either of the resort village or the wild rocky highlands. The fronts are adorned with multiple balconies or loggias that entice residents to enjoy the outdoors. Some of them are secreted under small roofs, invoking the feel of chalets. The architectural style strives to retain the village identity by deploying traditional materials such as graded local stone, rendering and warm wood. At the top level the roof forms a nave punctuated by dormer windows, creating sheltered alcoves perfect for cosy contemplation.*

*Not only is this intended to conjure pleasant thoughts of the relationship between people and nature, we also wanted to inspire a coming-together.*

*For everyone who loves the mountains, and anyone who wishes to become a mountain lover ... ”*

**ANTOINE BARBEYER,**

architect, manager Antoine Barbeyer Architecte



## THE MOUNTAIN SPIRIT MORE THAN A STYLE, AN ART OF LIVING

This cosily proportioned complex has 18 apartments (from one-beds to three-bedroom duplexes) spread across 4 floors. The quality of its fittings is first-rate. Each dwelling is generously sized and bathed in natural light, with a huge living room leading to an open equipped kitchen. The finishes are particularly meticulous, and residents are free to choose the ones they like best. The materials have been selected for their quality and elegance plus their compatibility with the mountain spirit.

The bedrooms have been designed to ensure optimal everyday comfort for their occupants, with each one coming with a wardrobe or dressing area.

Each apartment has a ski room equipped with boot-warmers. Facilities also include cellars in the residents' names, private underground car parking and an area for parking cycles.





## THE RESIDENCE







## A WORD FROM THE INTERIOR ARCHITECT

*“Maison Marmorino prioritises warm and natural materials and combines complementary colours with authenticity and designer quality. This enables us to produce exquisite surroundings. Since 2008 Britt MARCHAND, Maison Marmorino’s founder and decorator, has been creating warm designer interiors.”*

**MAISON MARMORINO**

[www.maisonmarmorino.com](http://www.maisonmarmorino.com)



# METICULOUSLY CHOSEN FITTINGS

## FINISHES

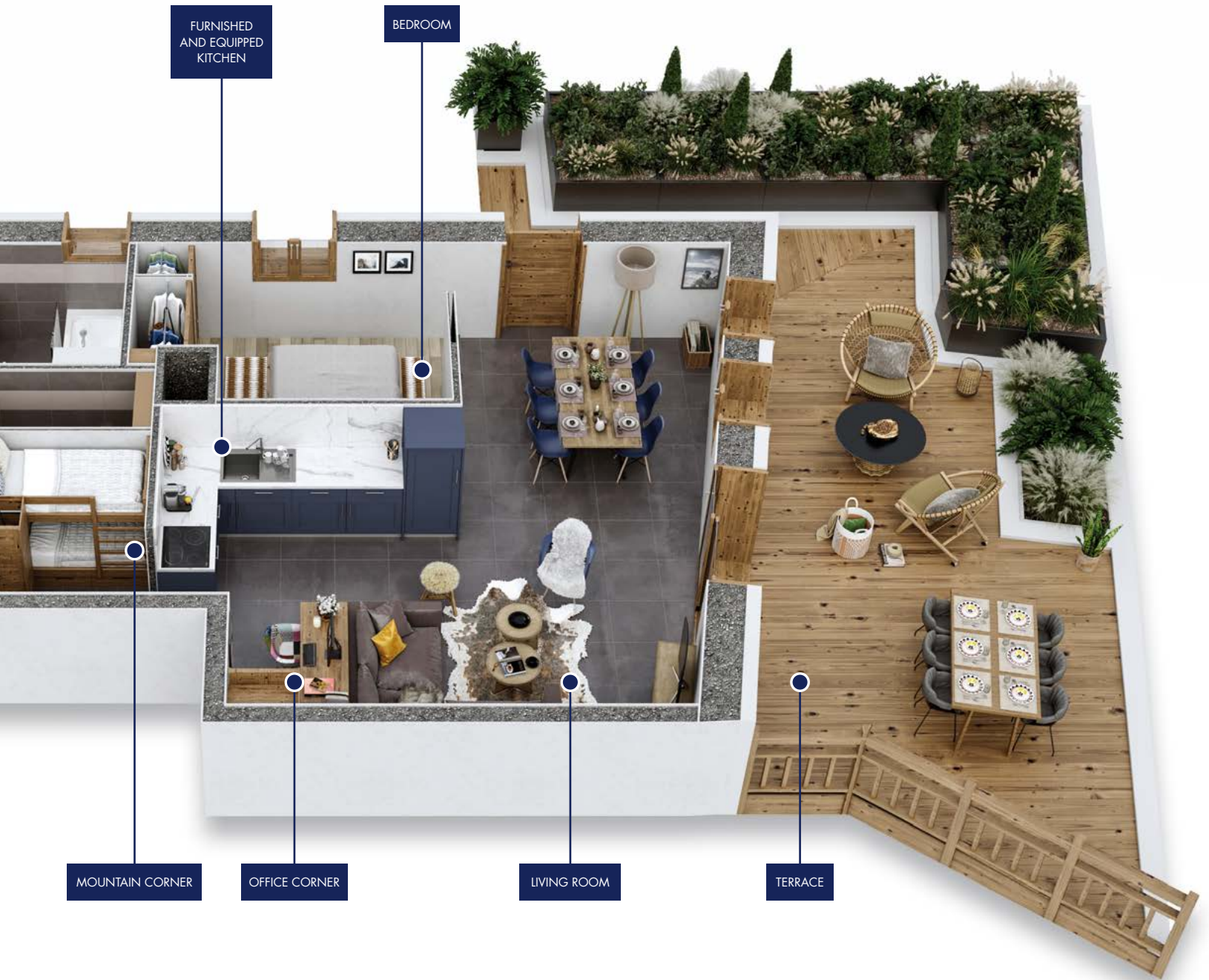
- Wooden fronts and rendering, stone foundation
- Broad blade wooden parquet flooring in the bedrooms
- Large tiling (60 x 60) in living room and kitchen
- Smooth paintwork on walls and ceilings
- A feature wall with horizontally laid wood cladding
- Large wooden and aluminium windows
- Solid wood inside doors
- Brushed aluminium door handles and finishes
- Wooden terrace flooring
- Wall and floor faience in bathroom
- 3-point or 5-point lock

## LAYOUTS

- Lovely furnished and equipped kitchen (LG, Siemens or Bosch)
- Fitted wardrobes or dressing areas
- Fitted bathroom
- Heated towel rail
- Wall-mounted toilet
- Extra-flat shower tray or bath
- HansGrohe mixer faucets
- Remote heating activation
- Gas central heating
- Ski room with boot warmers, and bicycle shed
- Cellars
- Underground car parking with electric car charging points



# THE APARTMENTS



## FOR LIVING OR INVESTING

Whether you want to live in it or use it as an investment, MIL410 can meet all your requirements. There are **three types of purchases** so you can choose one that suits your property plan:



1

### **“FREEDOM”**

#### **Classic joint-ownership**

Freehold acquisition (main or second home) with no intention to rent out or generate income.



2

### **“SERENITY”**

#### **Classic joint-ownership with rental contract**

Freehold acquisition with arrangement of «classic» rental contract without recovering VAT.



3

### **“PROFITABILITY”**

#### **Rental management with a management mandate and concierge contract**

Freehold acquisition, followed by signing of a management and concierge contract that allows for VAT to be recovered from the purchase of the property.

See terms and conditions at the sales office or get them from the sales team.



PRALOGNAN - LA - VANOISE

## 7 GOOD REASONS TO GIVE INTO THE TEMPTATION

**1**

A rare location  
in the heart of the resort

**2**

Close to slopes  
and ski lifts

**3**

Everything is within  
walking distance (shops  
and conveniences near the  
residence)

**4**

Village attracts  
lots of visitors in both  
winter and summer

**5**

Unrestricted view  
of the massifs and optimal  
sunshine

**6**

A responsible  
and sustainable living  
environment

**7**

A modern residence  
combining architecture and  
mountain tradition



## **MORE REAL, MORE BEAUTIFUL: THE ART OF NURTURING LOCAL TALENTS**

Do you like the photographs on show in this presentation brochure? Do they stir your soul? Then let us pay tribute to the man who took them, Jérôme Carret, a talented photographer from the valley! We would also like to thank the Pralognan-la-Vanoise Tourism Office for providing several of the images used in this brochure.