Hameau de

L'OURS

MANIGOD La Croix-Fry



Hameau de L'OURS

MANIGOD La Croix-Fry

editorial

MGM, a story in which you play a part...

MGM's story is firstly one of encounters. The encounter between a passionate builder and an outstanding area with mountains to stimulate our intrepid side and our need surpass ourselves.

The encounter between your dreams of splendour and your yearning for travel which drive us to rethink the lines, revisit the volumes and redefine the perspectives.

The encounter with your need for comfort and greater wellness which put the quality of hospitality and service at the heart of every one of our complexes.

Some very different encounters which make up MGM's unique story. A story of which you are a part... **Because your aspirations are our inspiration.**

David Giraud - MGM Group C.E.O



THE MOUNTAINS,

WITH A PASSION

IN THIS AUTHENTIC AND DISCREET VILLAGE RESORT, TAKING ITS PACE OF LIFE FROM THE CHANGING SEASONS COMES NATURALLY, IN CHANGING SCENERY FOR AN EMOTIONAL WEALTH THAT IS CONTINUALLY RENEWED.

WINTER, of course, is the time for snow-riding sports, but there are also a thousand and one other paths to follow on snowshoes or dog sleds, at Christmas or for Carnival, for a local event or an international competition.

IN SUMMER, there are walking and mountain-biking, diving into the swimming pool or immersing yourself in traditions, fun courses and theme circuits.
And in the middle of this procession of activities and invitations is you, very busy ... enjoying the moment.









MANIGOD La Croix-Fry,

where you can explore a unique and authentic land of activity in both winter and summer

- Downhill skiing
- Ski touring
- Cross-country skiing
- Yooner
- Biathlon
- Snow scooters
- Snowshoeing
- Ice rink
- Rock climbing
- Discovery trail
- Downhill scooter
- "Dévalkart"
- Mountain bike trails
- Hiking











SPACE,

WITHOUT LIMIT

VAST EXPANSES, FORESTS AS FAR AS THE EYE CAN SEE, FREEDOM TO DEVELOP, THIS IS WHY YOU HAVE CHOSEN THE MOUNTAINS ...

But what you hadn't imagined was that all this scenery would continue indoors.
Every apartment enjoys generous volumes, a classic feel, a natural flow and above all the feeling that the mountains have left a little of their generosity of spirit here just for you.

That feeling continues when you leave your apartment with common areas which put the focus on the values of sharing and sociability.





"A WORD FROM THE ARCHITECT"

Franck PETITOT
Cabinet Descombes

PUTTING BUILDINGS IN TOUCH WITH THE LANDSCAPE, WITH ARCHITECTURAL LINES FOLLOWING THE NATURAL CURVES.
BRINGING YOUR KEY WISHES TO LIFE LARCH TERRACES, GRANITE FLOORS AND WIDE WINDOWS REFLECTING THE SLOPES OPPOSITE.
HERE, THE DESIRES TO GET AWAY AND TO MEET UP WITH FRIENDS ARE PART OF THE SAME CONCEPT.

THE ENVIRONMENT, FIRST

THE COMPLEX BLENDS NATURALLY INTO THIS UNIQUE SETTING, AND MAKES ITS OWN AESTHETIC STATEMENT, CERTAINLY, BUT NOT JUST ANYWHERE OR ANYHOW – IN A MEADOW WITH VIEWS OF THE SURROUNDING PEAKS.

At the foot of the pistes and just a stone's throw from the village centre, balancing your desires to get away and to meet up with friends, **the Hameau de l'Ours** offers you **2 to 4-room apartments** ideally oriented to enjoy the maximum sunshine.

Stepping back a little, you will see that it is precisely between Annecy and the highest peaks in the Aravis. You would think it could not have got there by chance and you would be right.

This outstanding complex, in a part of the mountains which is no less outstanding, bears the stamp of MGM French Properties.





"A WORD FROM THE ARCHITECT"

Patrick HUMBLOT – Landscape Architect

IN THIS MOUNTAIN SETTING, NATURALLY INTERSPERSED WITH SPRUCE COPSES, THE IDEA IS TO HARMONISE THE BUILDING AND THE MEADOW BY PLANTING INDIGINOUS PLANTS TO BREAK UP THE LINEAR ASPECT OF THE BUILDING.

LOW WALLS IN LOCAL STONE AS A BASELINE FOR THE BUILDINGS AND TO ACCENTUATE THE CURVES OF THE TERRAIN.

COMFORT,

THROUGHOUT

COME AND DISCOVER AN INTERIOR WHERE EACH MATERIAL, EACH FITTING, EACH DETAIL HAS BEEN THOUGHT OUT WITH THE GREATEST CARE TO BRING HARMONY AND COMFORT TO YOUR APARTMENT. CHOICES WHICH ARE AN INTEGRAL PART OF THE AESTHETIC AND OVERALL COMFORT OF YOUR INTERIOR.

While granite is used for basin surrounds and work surfaces, wall coverings in stone white and wood combine perfectly to create a sophisticated atmosphere in the generously proportioned interiors. Light is plentiful in these spacious areas courtesy of large windows and balcony doors which extend your quest for relaxation into a magnificent outdoor space.

Every fully secured apartment has a storage locker, an individual ski locker and an underground parking space.









QUALITY IN A BRAND

- Apartments fully furnished, equipped and decorated
- Kitchen, credence in metallic silver glass and granite splashback
- Wine store
- 120 cm x 60 cm floor tiles in the living rooms
- Oak parquet flooring in the bedrooms
- Mountain style internal doors *(craft made)*
- Handles in brushed aluminium
- Wall coverings, bath and shower rooms, 60 cm x 120 cm wall tiles to full height
- Granite basin surround with mirror above
- Acova (or similar) electric heated towel rail
- Centrally regulated underfloor heating by hot water
- Exterior window and door frames in wood
- Large balconies covered in wood strips
- Storage locker and ski locker with boot dryer
- Secure entry by Digicode
- Private underground parking space

RELAXATION,

CANNOT BE PIGEON-HOLED

BETWEEN WINTER SNOW-RIDING AND SUMMER HIKING, EQUILIBRIUM IS TO BE FOUND IN OUR PURE ALTITUDE® SPA DURING A FRESH WATER DIP.

Inspired by nature and designed by experts, this centre for regeneration encourages you to make full use of all its facilities, from hot tubs and infinity pool, sauna and hammam, to massage and fitness sessions until wellness becomes a reality.

And if you enjoy this multi-sensory interlude, it doesn't have to end there ... Entry to the relaxation centre is unlimited.



RELAXATION AND PLENITUDE





- HEATED INDOOR SWIMMING POOL
- SAUNA
- HAMMAM
- HOT TUB
- SENSORY SHOWER
- NORDIC BATH
- MONTAGNE DU MONDE® SPA

EXCELLENCE,

NATURALLY

IF THERE IS MORE THAN ONE ASPECT TO THE MOUNTAINS, IT IS TO ALLOW YOUR PREFERENCES BETTER EXPRESSION. THE EXCLUSIVE FACILITIES ATTACHED TO YOUR COMPLEX ARE NO EXCEPTION, WITH SOMETHING TO FULFIL ALL YOUR EXPECTATIONS.

FROM THE MOMENT YOU ARRIVE :

- A personalised welcome
- Beds made up ready for you

THROUGHOUT YOUR STAY

ON THE PRACTICAL SIDE

- A bakery service
- Free Wi-Fi throughout the complex
- A facility reserved for owners

ON THE RELAXATION SIDE

- A reception lounge with fireplace
- The M'Bar lounge bar
- Free entry to the relaxation centre and preferential rates on treatments in the Montagnes du monde® spa





INVESTING

TO BUILD THE FUTURE

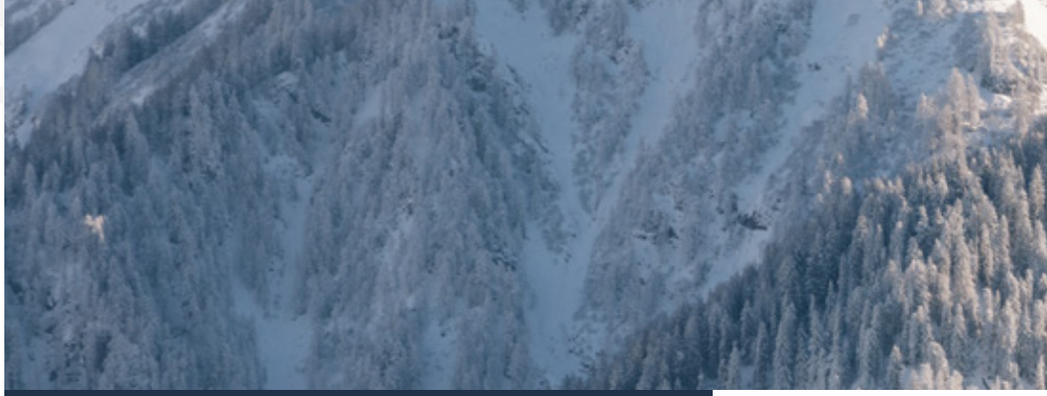
BUILDING THE FUTURE, WHILE INVESTING IN "BRICKS AND MORTAR" IS PRINCIPALLY A MATTER OF PLEASURE, IT IS ALSO AN UNDISPUTED REFUGE INVESTMENT. SOLID AND ENDURING, IT GUARANTEES THE PURCHASER A RETURN ON A SAFE INVESTMENT.

- Build a quality asset
- Create additional income
- Benefit from tax advantages
- Enjoy guaranteed rental and use your apartment for several weeks during the year

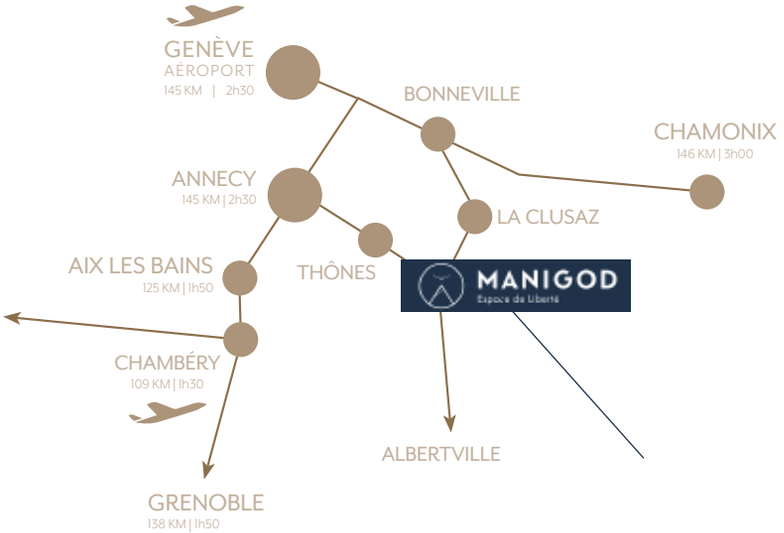
Plenty of good reasons to invest in a new apartment in the heart of the les Aravis Massif.

THE ADVANTAGES
OF LE HAMEAU DE L'OURS

- A location midway between Annecy and Aravis, in the heart of one of the most authentic village resorts
- A favoured ski-in-ski-out position
- A complex on a human scale
- Architecture and landscaping in perfect harmony with the surroundings
- Luxury apartments, fitted out for comfort
- A quality of hospitality and facilities to meet all your expectations (reception lounge with fireplace)
- Common areas which naturally lend themselves to sharing (heated indoor swimming pool, sauna, hammam, hot tubs, fitness room...)
- A high value investment



ROUTE DU COL DE LA CROIX-FRY | 74230 MANIGOD







LINKS TO GO **FURTHER TOGETHER**

For full information on **HAMEAU DE L'OURS** visit us on :

www.mgmfrenchproperties.com

MGM UK

T. +44 (0) 207 494 0706

Pascale CARRIER - MGM © - Edition: 12/2020 - Photo credits: Ludovic Di Orio - Eric Bergoend - Photononstop - Istock - Shutterstock - Illustrations Émergence
Non contractual document, subject to change for technical and administrative reasons.