



Experience Le Tour En Route with MGM French Properties

Where Better to Take a Bike for a Spin than in the Shadow of the Mighty Mont Blanc



June 2016: The Tour de France is set to arrive in the French Alps next month as the world's top cyclists take to the roads to battle it out for the infamous yellow jersey. Specialising in the sale of leaseback and outright ownership properties across the French Alps, [MGM French Properties'](#) collection of luxury developments are located in the heart of the action and are the perfect base to watch as one of sport's greatest spectacles unfolds from 20th to 23rd July.

The cycling revolution is taking over and the sport is as popular ever. Property investors are flocking to the French Alps, a mecca for riders looking to take to the road and enjoy some of the most tantalising cycling routes in the world. Commenting on the emerging trend, Richard Deans of MGM French Properties explains *'The cycling scene is blossoming and we've noticed an influx of buyers looking for a summer base with easy access to some of the best routes in Europe. Traditionally the mountains are considered winter ski destination, however the Alps as a whole is incredibly popular in the summer. This is evident in our occupancy rates last year which were 80% in summer and 70% in winter across all our developments.'*

Whether it's tough mountain passes, winding trails along the valley floor or steep goat tracks, there is a huge network of cycling routes across the Alps to suit every cyclist's abilities. Below MGM French Properties picks a trio of developments best-suited to indulge every cyclist' wildest dreams:

[Les Chalets d'Angèle](#), Les Portes du Soleil



On 23rd July 2016, Morzine will host the finale of the 20th stage of the Tour de France. The penultimate showdown before the Champs-Élysées in Paris, riders will compete in one of the most decisive and nail biting stages across Les Portes du Soleil which encompasses twelve village-resorts between Mont Blanc and Lake Geneva. The area is home to one of the largest mountain bike parks in Europe, with cycling enthusiasts able to explore 650km of rideable terrain. Visitors can enjoy over 50 dedicated biking circuits, from tree-lined single courses to wider road tracks whilst those with a competitive streak can take on

the annual 80km Enduro cycling tour and renowned Tour du Chablais Léman Portes du Soleil. Les Chalets d'Angèle is MGM French Properties' first *résidence de tourisme** in the Portes du Soleil area and comprises seven, two to three-

storey chalets of 78 one, two and three bedroom apartments. The development blends perfectly into the local mountain architecture through a combination of traditional and modern designs. Just a stone's throw from the town centre, residents can enjoy easy access to shops, restaurants, bars and childcare facilities. Full completion is set for December 2017.

Pricing:

One-bedroom apartments from €204,167 - NET of VAT via leaseback purchase

Three-bedroom apartments from €434,000 - NET of VAT via leaseback purchase

**Résidence de Tourisme* is a listed hosting establishment, which provides a collection of managed 'turn-key' rental for tourists. Purchasers of these properties can buy the freehold deeds, but must lease them back to the developer/management company to be rented out for set periods of a year. Leaseback purchasers with MGM French Properties benefit from flexible personal usage at the most desired times of the year, as well as the option to sell the property at any time of their choosing.



[Les Chalets Eléna, Chamonix](#)

This year, Le Tour de France will be winding its way near Chamonix as the route takes riders from Albertville to Saint-Gervais. Marking the start of the Alpine stages, the stunning mountain passes will act as the ultimate test of endurance as cyclists climb the steep routes up to Mont Blanc. Chamonix provides the perfect spot to explore some of the most spectacular road cycling in the world and there are few places that match the scale of climbs and descents available in the valley. Chamonix is internationally renowned as a sports mecca, the year-round lift system

gives access to high mountain areas around Mont Blanc, whether for mountain biking skiing, climbing, hiking or horse riding. Les Chalets Eléna is a premium development of 50 apartments ranging from one- three bedrooms blending contemporary styles with traditional mountain influences and stunning panoramic views across the Mont Blanc valley.

Pricing:

1 bedroom apartments from €220,000 NET of VAT via leaseback purchase

3 bedroom duplex apartments from €416,000 NET of VAT via leaseback purchase

[Résidence Kalinda, Tignes, 3450m](#)



Le Tour de L'Avenir is set to pass through Tignes on August 25th 2016. A race created by the Tour de France, it has been designed to reveal the next generation of cycling champions as amateur and semi-professionals compete along the tough mountain passes. Nestled near the church, Résidence Kalinda is located in a prime position in Tignes 1800. Inspired by traditional architecture, the attractive development is finished externally in local stone and timber blending seamlessly into the surrounding landscape. The resort offers the largest variety of sporting activities in the Alps and is situated around a beautiful lake with access

to a free bike park with downhill mountain bike trails to suit every ability. Tignes also has access to the Grande Motte Glacier at 3,400m which often remains open for 9 months of the year. An eight- seater gondola has also been specially installed below the development on the slopes allowing instant access to the higher slopes in the summer months.

Pricing:

1 bedroom apartments from €241,667 - NET of VAT via leaseback purchase

2 bedroom apartments from €291,667 – NET of VAT via leaseback purchase

3 bedroom apartments from €416, 667 - NET of VAT via leaseback purchase

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