



RENOVATION CONTRACT TIGNES 2016

GENERAL

- **The property must be renovated in its entirety (walls, ceilings, floors) with new and good quality furniture, equipment and household appliances.**
- The overall quality must be of such as to satisfy the “Meublé de Tourisme” classification criterias.
- Safety: The electricity installation must comply with French legal standards (**a certificate of conformity is obligatory**) and any bunk beds must have a **safety notice**.
- **Please note:** A visit by a member of our team is obligatory before the start of any work!

CHRONOLOGICAL STEPS

1. Initial contact with the Tignes Property Owner’s Department
2. Visit of your apartment (free and without obligation) :
 - Presentation of the work requirements
 - Reminder of the contract terms and conditions
3. Signing of the contrat
4. Start of the renovation work :
 - By a renovation company of your choice **or**
 - By yourself
5. Completion of the renovation before the month of December
6. 2nd visit (**NOT FREE OF CHARGE, 108€TTC**) of your apartment in order to:
 - Verify that the renovation specifications have been respected
 - To rate your apartment in « Meublé de Tourisme “classification
 - Copies of the nominative invoices must be given to TIGNES DEVELOPPEMENT
 - The electrical certificate of conformity must also be given to TIGNES DEVELOPPEMENT
 - The bank statements must be given to TIGNES DEVELOPPEMENT
7. Payment of the subsidy

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THE SUBSIDY

- **Subsidy amount available:**
 - **200 € per m² for the first 20 m² then 100 € per extra m².**
- **Minimum investment of :**
 - **8 000 € net** if the owner undertakes the work himself/herself
 - **12 000 € net** if the owner uses a renovation company of his/her choice
- **A contract is signed** between the « Mairie » or the « STGM » according to the type of contract (property rented privately or through an estate agency)
- **Payment of the subsidy** only after :
 - The renovation work has been completed and signed off by TIGNES DEVELOPPEMENT
 - Presentation of the Tignes “Meublé de Tourisme “certificate as provided by TIGNES DEVELOPPEMENT
 - Proof of ownership (a copy of the property deeds must be provided with the renovation application form)
 - Presentation of the contract between the owner and the Tignes registered estate agency of his/her choice (this only applies to properties rented via an estate agency)
 - The electrical certificate of conformity signed by a professional has been submitted



- Copies of the nominative invoices have been provided in order to show the total expenditure of the renovation work
- Once a « RIB » (bank details) has been given

THE OCCUPATION AGREEMENT

- **Owners who rent PRIVATELY :**
 - **Your apartment must be occupied a minimum of 108 weeks over a maximum period of 9 years.**
- **Owners who rent via an ESTATE AGENCY:**
 - **Your apartment must be managed by a real estate professional (an estate agency in Tignes) for 9 years and you must justify a minimum of 12 weeks occupation per year.**
 - This occupation can include stays by yourself, friends, family or tenants.
 - The owners must stay with an estate agency throughout the duration of the contract (9 years) but he/she may change agency if he/she so desires.
- In both cases the occupation must be of a « touristic » nature and must not exceed 4 consecutive weeks by the same person. Consequently, seasonal or yearly rentals are not permitted.
- Terms and conditions apply in the event of the sale of the property (please refer to the contract).

GENERAL SPECIFICATIONS

A renovation request will only become valid upon agreement by Tignes Développement Property Owner's Department.

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ALL THE ITEMS BELOW IN RED ARE OBLIGATORY:

WOODWORK

- Original wood panelling must be replaced (by a more recent panelling or with paint)
- Doors, windows and bay windows: Sanded down and varnished or repainted (if not replaced)
- Wooden stairs must be sanded down and varnished
- Replace door handles on existing doors
- Put wood panelling on certain walls (horizontal or vertical)
- Replace skirting boards with 120mm wooden skirting boards (which can be used to hide any wiring)
- Replace the existing doors (and door frame) with varnished pinewood

ELECTRICITY

- Work must be undertaken by a registered electrician and installed according to the current French legislation (normes NF C15 – 100)
- **A certificate of conformity by a registered electrician must be provided**
- Replace electrical equipment : sockets, switches, lighting supply and household electrical appliances
- Install television and telephone (internet) sockets
- Heating : New radiators or heating systems to be installed
- Additional lighting points controlled by single or double point light switches to be added if necessary



PLUMBING

- Must be brought up to current standards
- Any piping must be hidden

PAINTWORK

- Any walls or ceilings which are not covered (by wood, tiling, plaster, furniture etc) must be painted with washable paint
- Cupboards (including shelving), skirting boards, interior woodwork, etc should be painted (if not new)

FURNITURE

- **All furniture must be replaced by new and quality furniture:** Resistant and adapted to an intensive use and according to the number of beds. Colour and style must be uniform (no mix of wood and/or PVC)
- Cupboard space must be adapted to the size of the apartment

FLOORS

- No PVC or linoleum is allowed
- Carpet, parquet flooring or tiles should be used according to the type of room (kitchen, living area, bedroom etc)

FURNISHINGS

- All fabrics must be new and modern
- The decoration should be done sympathetically using matching fabrics (colours and motifs should be the same for the curtains, sofa covers, bedspreads, table cloths etc)
- Interior decoration of a mountain style

MISCELLANEOUS

- One smoke detector (two if the property has more than 3 rooms)

PROVISIONS ROOM BY ROOM

ENTRANCE AND LIVING ROOM

- Verify the security of the front door: Solidity, locks etc
- Double thickness curtains (or a fabric that is double thickness) which completely block out the light
- Flooring must be replaced by a heavy duty carpet of U3P3 standard, by laminated wood flooring or with tiling
- Seating : Chairs (if necessary), armchairs, sofas, bedspreads etc should be covered in the same or matching fabric as the curtains

KITCHEN

- Replace the existing kitchen cabinets with new, install a stratified work surface (or granite), a stainless steel sink and mixer taps



- **Replace existing household appliances with new** : dishwasher, fridge, combination oven (micro-wave + grill) or micro-wave and traditional oven, extractor fan
- Replace the existing hobs with 4 vitroceramic hobs (or 2 if less than 4 beds)
- Tiling between the upper + lower kitchen cabinets
- Replace or clean the ventilation grills
- Replacement of the existing flooring with tiling on the ground (carpet is forbidden)

SLEEPING ARRANGEMENTS (Cabins and/or Bedroom)

- One lighting point per bed (either a wall-light or a lamp on a bedside table)
- Replace the existing flooring with a heavy duty carpet of U3P3 standard or by laminated wood flooring
- Furniture should be new and harmonious in style and colour
 - Single beds : 80 cm (90 cm recommended)
 - Double beds : 140 cm
 - Bunk beds must comply to current legislation
- Double thickness curtains (or a fabric that is double thickness) which completely block out the light
- Additional lighting if necessary

BATHROOM

- A bath and/or shower equipped with shower and mixer tap in a column or shower unit, with a tiled skirting board
- Install a new washbasin unit with a mixer tap
- Floor and wall tiling to be installed on all the floors and walls or at least round the bath and washbasin
- Bathroom cabinet equipped with overhead spotlights (low voltage) and a power socket with earth wiring
- Replace all accessories : towel rack, hooks/pegs etc
- Replace or clean the ventilation grills
- If bath = Install a fixed or sliding shower screen
- Drying rack : ACOVA brand or similar
- False ceiling to allow for integrated, low voltage, spot lights

TOILETS

- **Replace the existing toilet and flush system** with a suspended toilet such as GEBERIT or similar
- Replace the existing accessories : toilet seat, toilet paper holder, toilet brush etc
- Replace or clean the ventilation grills
- Tiling on the floor and to at least mid-height on the walls

Nom: _____ Prénom : _____

Appartement : _____ N° : _____

Date : _____

Signature précédée par la mention « Lu et approuvé » :
