



PROMOJAY
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CHALET AMETHYSTE



PREMIUM RANGE

SUMMARY DESCRIPTION DOCUMENT

(In pursuance to the decree of 10th May 1968)

APPENDIX TO THE DEFINITIVE SALES DEEDS
Established on the 25th February 2019

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0. MISCELLANEOUS

0.1. PRESENTATION

This project concerns renovation and extension of an existing building, constructed over plots no. F1436 : place called "le Crêt" in the village of Villarabout.

The various floors presented in this description document are broken down as follows:

Ground floor

- entrance with a wardrobe
- ski-room
- laundry
- sauna
- 3 bedrooms with shower room including a toilet and a wardrobe

Level 1

- large open space between the living / dining room and the kitchen
- independent WC
- shower room
- relaxation room / office (TV corner)
- 2 terraces connected by a balcony

Level 2

- technical room
- master suite with dressing room and en-suite bathroom
- balcony

Reversal of facades

0.2. OBJECT OF THE SUMMARY DESCRIPTION DOCUMENT

The present description document is intended to set forth the technical terms and conditions and basic services following which accommodation forming part of the project are constructed to access the property below:

**« CHALET AMETHYSTE »
Lieu-dit le Crêt
Villarabout
73 440 Saint Martin de Belleville**

0.3. GENERAL NOTE

The technical characteristics of the building are defined herein.

The construction will comply with:

- Approved AFNOR standards in force;
- Technical recommendations in the unified technical documentation, as drafted by the Technical Scientific Centre of the Building;
- Construction and security rules, issued by the construction and housing code and notably including (non exhaustive list):

- Access rules for people with reduced mobility;
- Thermal regulations in force as at the date of issue of the construction permit;
- Fire safety regulations for accommodation;
- Seismic construction rules.

Compliance of the construction will be verified throughout its implementation by an approved inspection office and with a large-scale assignment brief.

A Subsequent Construction Intervention File (D.I.U.O) will be drafted by a health and safety coordinator, designated by the Project Manager and will be issued to the buyer upon handover of the building.

The Project Manager for this program is: **SARL LA VIEILLE GRANGE** residing at Immeuble les Coronilles – rue de Villarencel – 73440 Saint Martin de Belleville.

The architect for this program is: **ICILA ARCHITECTURES**, residing at ZAC de l'échangeur – 703 rue Boucher de la Rupelle – 73100 GRESY-SUR-AIX

The notary public for this program is : **Me Sandrine BIDAL – OFFICE NOTARIAL D'EYBENS**, residing at 9, Place de Gèves – B.P. 125 – 38322 EYBENS CEDEX

0.4. LIMITATION OF THE SUMMARY DESCRIPTIVE DOCUMENT

This descriptive document was established prior to implementation of various materials or those indicated.

As a consequence, provision is expressly made that, in such instance as during construction, the supply or implementation of certain materials, equipment or other should be impossible, difficult or likely to lead to any damages, and for any reason whatsoever (e.g.: administrative regulation, manufacturing defects, delay to supplies, import difficulties, technical imperatives or in the event of the appearance of new material), the Project Manager may replace these materials, equipment or devices, by others with an equivalent technical quality. The Project Manager may also improve the quality or the service of the construction, in whole or in part.

Similarly, it is hereby indicated that the measurements and surface areas indicated in the present document and on plans are indicated subject to construction tolerances, and the Project Manager may be led to amend these in the same terms and conditions as hereinabove.

The location of this equipment and devices also appears as a guide and all walls, soffits, false ceilings, piping, fans and electrical devices are not necessarily indicated.

Furniture, lighting (hanging and wall-mounted chandelier), curtains and all other inseparable items from the construction are not for sale with the accommodation as outlined in this document.

0.5. CHOICE OF BUYER: CATALOGUE OF CHOICES ANNEXED TO THE SUMMARY DESCRIPTION NOTICE

As additional information outlined herein, the buyer will make the choice of finishing for the accommodation with the Project Manager. Finishing to be selected and the range of choices possible as selected by the Project Manager are outlined under article 2 of the present "summary descriptive document". They are outline in the annexed document entitled "Catalogue of the choice of buyers".

All of the specific choices of each buyer will be directly stipulated in the "catalogue for the choice of buyers" with this document being annexed, as for the "summary descriptive document" to the definitive sales deed drafted by the notary public.

These choices may be established, after signature of the preliminary off-plan sales agreement, and in line with all legal deadlines allowing the buyer to withdraw its commitment to purchase the property.

The various possibilities in the choices offered in this document may not be exercised by the latest fifteen days prior to the date of signature of the definitive sales deed.

If these choices are not undertaken by the buyer within the agreed deadlines, the Project Manager will establish these in its place. Any delays in the establishment by the buyer of these choices will automatically lead to a postponement of the delivery date of the housing by the Project Manager.

Notwithstanding any written stipulations by the Project Manager, for reasons of facility and proper understanding of the wishes of the buyer, the definition of these choices must be made following a meeting in the offices of the Project Manager.

The choices which the buyer does not wish to establish on the basis of the "Catalogue of choices of buyers" should be object of the prior consent of the vendor, who will consider their feasibility, from a technical and organisational point of view. If these choices are accepted by the vendor, and lead to any additional cost, the latter will establish an additional quote for these new services. They will also be indicated in the "catalogue of choices". The added value which results will be added to the initially agreed sales price.

1. GENERAL TECHNICAL CHARACTERISTICS OF THE BUILDING

1.1. INFRASTRUCTURE

The infrastructure of the existing building will be retained. The new infrastructure works will only concern the foundation of the newly created terrace post.

1.1.1. SEARCHES

Mass terracing and gulying for adaptation of the land following geotechnical surveys: evacuation of excess land to the public refuse.

1.1.2. FOUNDATIONS

The reinforced concrete foundation shall consist of isolated shallow soles, as prescribed by the inspection office.

1.2. WALLS AND SURROUNDS

1.2.1. BASEMENT WALLS

Not applicable

1.2.2. FACADES WALLS

According to the plan of building permit established by the architect:

- New openings will be made in the reinforced concrete walls of the existing facades. These openings will be reinforced by jambs and lintels of reinforced concrete, or metal, in accordance with the specifications of the inspection office.
The masonry stone cladding will be preserved.
- A renovation of existing wood cladding will be carried out to give a tint of aged natural wood.

1.2.3. GABLE WALLS

The existing gable walls will be retained.

1.2.4. MISCELLANEOUS EXTERNAL WALLS

Not applicable.

1.2.5. BEARING WALLS WITHIN THE PREMISES (LOAD-BEARING)

The existing reinforced concrete load-bearing walls will be preserved.

According to the architectural plans, for the new housing configuration, openings will be created in these load-bearing walls. These openings will be reinforced by jambs and lintels of reinforced concrete, or metal, in accordance with the specifications of the inspection office designated.

1.3. FLOORING

1.3.1. FLOORING ON CURRENT FLOOR

Flooring on the current floor in solid slab of existing reinforced concrete will be retained. Modifications will be made to reduce the size of the existing stair hopper, either by adding a reinforced concrete or wooden structure, following the recommendations of the inspection office.

1.3.2. TERRACED FLOORING

Deck floors with a slab full of existing reinforced concrete will be retained. Thermal insulation may be reported for floors located on habitable premises following the result of the thermal study in accordance with the applicable regulations.

1.3.3. FLOORING ON TECHNICAL AREAS, ENTRANCES, CIRCULATION AND HEATED PREMISES

Not applicable.

1.3.4. FLOORING ON NON-HEATED PREMISES

Not applicable.

1.3.5. FLOORING ON SUSPENDED BALCONIES AND TERRACES

The floors of the existing reinforced concrete balconies will be preserved.

The terrace to be created will consist of a new larch floor 27 mm thick. It will be supported by wooden joists, they even supported by a metal dressed in wood, the whole being supported by wooden post.

1.4. DISTRIBUTION PARTITIONS

All existing distribution partitions will be removed. Depending on the location of the architect, they will be replaced by those of the following sub-articles.

1.4.1. BETWEEN MAIN ROOMS

Distribution partitions will be made from dry partitioning with phonic insulation of 100 mm such as PLACOSTIL or equivalent.

1.4.2. BETWEEN MAIN ROOMS AND SERVICE ROOMS

The distribution partitions will be made from dry partitions with phonic insulation of 100mm such as PLACOSTIL or equivalent, following the architectural location. In hydrofuge PLACOMARINE plaster or equivalent, for humid areas.

1.5. STAIRWELLS

Internal stairwells and their bannisters will be made from olive ash, with counter-steps, pursuant to regulations and following details in the architectural plans. Wood for the steps will be treated with transparent lacquered polyurethane varnish.

1.6. SMOKE AND VENTILATION

1.6.1. SMOKE IN THE PREMISES

Existing conduits will be deleted. For the new ducts, there is provided in the housing, a flue used for chimneys of the poly-fuel type insulated POUJOULAT THERMINOX or equivalent, according to the technical specifications of DTU.

1.6.2. VENTILATION IN THE PREMISES

Galvanised metal outlets will be located in the technical areas, partitioned, and linked on the one hand to extraction vents in humid areas, and on the other to extraction ventilators, so as to ensure controlled mechanical ventilation.

1.6.3. FRESH AIR OUTLETS

Depending on the location, fresh air outlets will be made from stone, plaster or sheet iron.

1.6.4. SMOKE AND VENTILATION OUTLETS FOR THE HEATER

Not applicable.

1.7. LARGE PIPING AND GUTTERING

1.7.1. RAIN WATER GUTTERING

Internal piping will be made from rigid PVC. They will be connected to the sanitation network. Dimensions of the piping will be established by a fluid survey following regulations in force. A portion of the existing network may be retained.

External zinc piping will be retained, with the feet being rounded off by forged iron. They will be connected to the sanitation network.

1.7.2. USED WATER PIPING

Used water piping will be made from rigid PVC, and placed in areas provided for this purpose. They will be connected to evacuation pipes for sanitation devices and connected to the used water networks. The dimensions of these pipes will be established by the fluid study following regulations in force. Existing pipes which can be re-used will be retained.

1.7.3. PIPING IN THE BASEMENT AND EMBEDDED IN CONCRETE

Paving pipes will be rigid PVC diameter calculated according to the flow rates to be evacuated. They will walk to be connected to the external network.

1.7.4. CONNECTION TO THE GUTTERS

Used water, sewage and rain water will be connected to the public network.

1.8. ROOFING

1.8.1. CARPENTRY, COVERING AND ACCESSORIES

The main roof of the existing building will be preserved as is, with the exception of the zone of creation of a new skylight on the west facade of the full level. Wooden consoles will be added under existing faults to improve the aesthetics of the facades.

For the preserved part of roof, it will be carried out a sanding of the whole of the apparent framework (structure and wooden floor).

For the skylight created on the western facade of the full level:

- Framing structure in fir, sandblasted, with broken angles with the adze, traditionally carried out with insecticide and fungicide treatment, section of the woods according to calculation of technical study office. The decking on chevron will be in old wood.
- External roof insulation according to the "SARKING" process, with EFFITOIT insulation panels, dimensioned according to the thermal regulations in force.
- Cover in steel tray, identical to those of the existing roof. Zinc will be zinc.

1.8.2. WATER TIGHTNESS AND ACCESSORIES

The existing terrace, accessible upstairs from the French window leading to the living room, will be insulated with extruded polyurethane panels, as well as a two-layer bitumen waterproofing and will protect the decking described in article 2.1.4.

1.8.3. CHIMNEY, VENTILATION AND VARIOUS PIPING

The existing chimney stack will be removed. It will be replaced by a new one, following the displacement of the conduit. It will be made of stone masonry, the hat of the stump will be two-sided and covered in slate, according to the plans of the architect.

2. PRIVATE AREAS AND THEIR EQUIPMENT

2.1. FLOORING AND PLINTHS

2.1.1. FLOORING AND PLINTHS IN THE MAIN ROOM

Flooring in the entrance, lounge areas, dining room and kitchen will have tiling at the choice of the buyer in line with **article 2.1** of the catalogue

Plinths in these rooms may be at the choice of the buyer: in wood of the same type as that defined under **article 1.1** of the catalogue

Each time the nature of the floor covering is altered, a brass or wood floor rod will be placed where the carpet or flooring changes.

2.1.2. FLOORING AND PLINTHS IN THE SERVICE AREAS

In sanitation areas, bathrooms and water closes, the flooring will have tiles at the choice of the buyer in line with **article 2.1** of the catalogue.

For those rooms with a wall covering, the plinths will be made from wood of the same nature as that defined under **article 1.1** of the catalogue

Each time the nature of the floor covering is altered, a brass or wood floor rod will be placed where the carpet or flooring changes.

2.1.3. FLOORING AND PLINTHS IN BEDROOMS

In bedrooms, the flooring will be flooring at the choice of the buyer in line with **article 2.2** of the catalogue

Plinths in these rooms may be undertaken at the choice of the buyer made from wood of the same nature as that defined under **article 1.1** of the catalogue

Each time the nature of the floor covering is altered, a brass or wood floor rod will be placed where the carpet or flooring changes.

2.1.4. FLOORING ON BALCONIES, LOGGIAS AND DRYING AREAS

The floors of the existing balconies will be covered with a treated planed larch wood decking, 22 mm thick. Wooden consoles will be added to enhance the aesthetics.

2.2. WALL COVERINGS (other than piping, painting, wallpaper and accessories)

Wall coverings not defined under **article 2.2**, are indicated under **article 2.8**.

2.2.1. WALL COVERINGS IN MAIN ROOMS

- In the main rooms, namely: lounge, dining room and bedrooms, wall covering may be as follows in line with the choice of the buyer:
- Paneling on the main wall of the living room and dining room, and headboards for the bedrooms. The material will be defined by the customer according to article 3.1 of the catalog of choices
- A flat plaster coating described under **article 2.8.2.1**.

2.2.2. WALL COVERINGS IN SERVICE ROOMS

2.2.2.1. Water closets

On all walls in the bathrooms and toilets, wall coverings will have the following, as selected by the buyer: earthenware tiling, defined under **article 3.3** of the catalogue

2.2.2.2. Other service rooms

Wall coverings for all walls and internal partitions may have flat plaster coating as described under **article 3.2** of the catalogue

2.3. CEILINGS (excluding painting and accessories)**2.3.1. CEILINGS IN INTERNAL ROOMS****2.3.1.1. Crawling ceilings on the final floor beneath carpentry**

For all rooms beneath the roof, panels and beams with rustic shaped angles will be left visible. They will undergo treatment as described under **article 1.8.1**.

2.3.1.2. Ceilings in bedrooms (aside for those under crawling ceilings)

At least all ceilings in these rooms will receive a fake ceiling for all technical elements (fake ceilings made from Placostil when the finishing is a coating). These ceilings will receive flat plaster coating as described under **article 3.2** of the catalogue

2.3.1.3. Ceilings in water closets (aside for those under crawling ceilings)

Ceilings in bathrooms and toilets will, at the choice of the buyer, be of the same nature as those under articles 2.3.1.2.

2.3.1.4. Ceilings in other rooms

Ceilings in other rooms as those already cited, will at the choice of the buyer, of the same kind as those under article 2.3.1.2.

2.3.2. UNDERSIDE OF BALCONIES

The underside of existing balconies will be dressed with the same paneling as the cladding.

2.4. EXTERNA CARPENTRY – GLAZING**2.4.1. EXTERNAL CARPENTRY OF MAIN ROOMS**

Carpentry for existing openings do not have any operating defects, and are double glazed which will be retained after renovation.

New windows, window-doors and the main external access door will be made from NORTHERN WHITE PINE, class A3 E3 V2, with a French-style opening, with or without a fixed or sliding section depending on the location.

The frames will be double glazed and insulated with an “anti-break” covering offering acoustic and thermal insulation in line with regulations. Assembly and dimensions in line with architectural plans.

External carpentry located in stone walls will have panels with a thickness of 36 mm and tablets with a thickness of 45 mm, variable widths in line with the thickness and complexities of walls, made from wood.

Simple plaques, buttons and hinges will be changed by new models at the choice of the buyer, in line with **article 5.2** of the catalogue.

2.4.2. EXTERNAL CARPENTRY IN SERVICE ROOMS

The same equipment is planned as for the main rooms.

2.4.3. ENTRANCE DOORS

Full single-wing door, with a minimum thickness of 68 mm, constituted by a frame and full door with polyurethane insulation. A structure with three straight cross panels with a portion glazed with small

dots. Finished in old wood on the outside, and the same materials as inside doors for the inside. Ironwork will be identical to that of internal doors, but with a 3-point lock and security keys.

2.5. EXTERNAL CLOSING

Not applicable.

2.6. INTERNAL CARPENTRY

Internal carpentry will be in the same wood as that selected by the buyer under **article 5.1** of the catalogue.

2.6.1. METAL CASINGS

Metal casings will be of a width which is adapted to partitions, and made from the same material as internal doors.

2.6.2. INTERNAL DOORS

Internal communicating doors will have a minimum thickness of 40 mm, with one or more panels, at the choice of the buyer in models selected by the project manager in line with **article 5.1** of the catalogue.

They will be fitted with ironwork adapted to the location (key locks for bedrooms, security locks for sanitation areas), including:

- 3 hinges
- Doorstop
- A double handle on a plate, with the finish and colour being chosen by the buyer from the models selected by the project manager in line with **article 5.2** of the catalogue.

2.6.3. TRANSOMS IN CARPENTRY

Transoms will be from the same material as partitions.

2.6.4. CUPBOARD DOORS

Cupboard facades in line with the architect plans will be fitted with swing doors when the façade is less than 1m, or sliding doors in the contrary case. Façade panels will have a finish identical to internal doors.

2.6.5. STORAGE AREA DOORS

Same as cupboard doors.

2.6.6. OTHER CARPENTRY AND COATING ELEMENTS

The following additional elements will be in the accommodation, namely:

- Wood casting
- Natural wood or painted visiting flaps in technical areas for access.

2.7. LOCKS AND BANNISTERS

2.7.1. BANNISTERS AND SUPPORT RAILS

Following the plans of facades and details, the outdoor railings will be:

- For existing balconies located on the south and west façades of the building, in thermo-treated douglas fir wood and larch, composed of a high and low crossbar, a handrail, and a bar in black metal tubes
- For the wooden terrace located in the North-West of the building, in thermo-treated douglas fir wood and larch, composed of a high and low crossbar, a handrail, and a barrage in palines.

- The whole being fixed on poles, themselves assembled on the joists of the terrace or directly on the edges of the existing reinforced concrete balconies.

2.7.2. BAY WINDOW PROTECTION GRIDS

Not applicable.

2.7.3. MISCELLANEOUS WORKS

Ventilation grids will be made from PVC, aluminium or painted steel pursuant to the architect plans.

2.8. PAINTING & COATING

2.8.1. EXTERNAL PAINTING AND VARNISHING

2.8.1.1. On carpentry:

After preparation of supports, across all external carpentry on both sides: two layers of protective varnish (rot and insect protection).

2.8.1.2. On closures and protection:

Not applicable.

2.8.1.3. On locks:

Not applicable.

2.8.1.4. On wood, walls and ceilings, undersides and sides of loggias and balconies:

Not applicable.

2.8.2. COATING

2.8.2.1. On walls:

Following the architect's location or other options at the choice of the buyer: after preparation of the support, a flat pellicular layer for removal of bubbles and smoothing out after painting. With a colour to be chosen by the buyer, in line with **article 3.2** of the catalogue.

2.8.2.2. On ceilings:

Following the architect's location or other options at the choice of the buyer: after preparation of the support, a flat pellicular layer for removal of bubbles and smoothing out after painting. With a colour to be chosen by the buyer, in line with **article 3.2** of the catalogue.

2.8.3. INTERNAL PAINTING

2.8.3.1. On carpentry:

After preparation of supports, the following will be applied to carpentry:

- On internal carpentry, guard rails and bannisters, and cupboards: two layers of protective colour coating, matt finish.
- On steps, counter steps and stringers on internal stairwells: a transparent layer of polyurethane varnish.
- On all carpentry for which wood essence is defined under **article 2.6**. (Panels, communicating doors ...): two layers of polyurethane varnish with a matt colourless protection.

2.8.3.2. On walls:

On walls which have been previously coated, there will be two layers with a glycerophthalic paint finish. The colour will be selected by the buyer, in line with **article 3.2** of the catalogue.

2.8.3.3. On ceilings:

On ceilings already having received coating, there will be two layers of coating with a glycerophthalic paint finish. The colour will be selected by the buyer, in line with **article 4** of the catalogue.

2.8.3.4. On piping, plumbing, heating elements and other

On visible piping and plumbing, two layers of white sating glycerophthalic paint will be applied.

2.9. INTERNAL EQUIPMENT**2.9.1. HOUSEHOLD EQUIPMENT**

The accommodation will have a fully-fitted kitchen, with a volume and configuration defined by the architect's location. In the MOBALPA brand or equivalent, the buyer may choose from those ranges selected by the Project Manager in line with **article 6** of the catalogue:

2.9.1.1. Sink and taps

Each kitchen will have:

- A double or single stainless-steel BLANCO sink or equivalent
- A KWC kitchen tap or equivalent

2.9.1.2. Devices and furniture

Following the configuration and volume defined by the architect, the kitchen will comprise:

- Low and high furnishing with doors and drawers; a configuration plan will be proposed to the buyer to make a choice.
- Finishing such as: plinths, ledges, luminaires and spot lighting
- Accessories: bin, storage, bottle storage
- A work surface and credence table to be selected from the ranges chosen by the Project Manager: in china, granite, or stratified, with a thickness of 30 mm

The style and colour of the furniture and work surface will be at the choice of the buyer upon presentation of samples selected by the Project manager and defined in line with **article 6** of the catalogue

Electrical kitchen appliances, made by WHIRLPOOL or equivalent, will include:

- An induction hob
- A pyrolysis multi-purpose oven.
- An integrated decorative hob
- A combined fridge-freezer
- A dish washer
- A microwave

2.9.1.3. Other devices

Located in the laundry room, the accommodation will have additional WHIRLPOOL or equivalent devices including:

- A washing machine
- A tumble dryer

2.9.2. SANITATION EQUIPMENT AND PLUMBING**2.9.2.1. Cold water distribution:**

Cold water distribution will be undertaken by a rising column in a PET or copper tube, within a technical section. Distribution will be undertaken in part by tubes buried in the concrete (PET or copper) and in part by visible tubes (PET or copper).

2.9.2.2. Hot water distribution:

The production and distribution of hot water will be made from one or more electric cumulus, with a total average capacity of 80 to 100 liters for each bed of housing.

2.9.2.3. Evacuation:

Evacuation will be undertaken using PVC pipes in areas specially designed for this purpose, connected to the main network.

2.9.2.4. Gas distribution

N/A.

2.9.2.5. Pending connections

Simple connection and a single input evacuation are planned beneath the kitchen sink for the dishwasher. Following the plans, a dual connection and dual entry evaluation are planned for the washing machine/tumble dryer.

2.9.2.6. Sanitation devices:

Following the plans of the architect:

Bathrooms will be fitted with:

- A single bath, at the choice of the buyer in line with article **8.1** of the catalogue. In line with the size and distribution of the room, the width will be between 0.70 m and 0.85 m, and the length between 1.60 m and 1.80 m, with plaster tiles coated in earthenware and a flap.
- A bespoke FIORA Silex range shower tray, in natural white, as defined by architect's plans.

In all bathrooms, except the bathroom n°4:

- A suspended WC, with double flush, stop tap and chrome dual control plate, to be chosen by the buyer in line with **article 8.2** of the catalogue

2.9.2.7. Taps:

According to the architect plans:

- All bathrooms and shower rooms will be equipped for taps of the choice of the purchaser according to Article 8.4 of the catalog of choices in the ranges selected by the Project Manager
- The bathtub and shower faucet will be of simple or built-in thermostatic type, at the choice of the purchaser according to article 8.3 of the catalog of choices in the ranges selected by the Project Manager

2.9.2.8. Miscellaneous accessories:

A chrome shower handle, with pipe and adjustable support for baths in the same range as for **article 2.9.2.7.**

For showers, a complete shower column including a thermostatic mixer, shower head Ø 180 mm, handheld shower head with tube, and adjustable support, to be chosen by the buyer in line with **article 8.3** of the catalogue from the ranges selected by the Project Manager.

A bath panel with a single pivot, in securit 6mm glass and with chrome finishing, from the Aurora range from NOVELLINI or equivalent.

A shower door and/or protector, in securit 6mm glass and with chrome finishing, from the Aurora range from NOVELLINI or equivalent.

2.9.2.9. Bathroom and sanitation furniture

Following architect's plans, all bathrooms and WCs will be fitted with furniture beneath the basins, with a width between 700 and 1400 mm (dimensions to be adapted for sanitation areas) comprising:

- Bathroom furniture with an integrated toilet plan, MOBALPA or equivalent
- A mirror with light

- The style and colour of this furniture will be chosen by the buyer upon presentation of samples selected by the Project Manager and in line with **article 7.1** of the catalogue.

2.9.3. ELECTRICAL EQUIPMENT

2.9.3.1. Type of installation:

The electrical installation will be embedded, pursuant to standards, and fitted with a general circuit breaker on the main board, and individual circuit breakers. Pursuant to standard NF C15-100.

2.9.3.2. Power supply:

The power to be supplied will depend on the type of equipment in the accommodation and calculations from the thermic study.

2.9.3.3. Equipment in each room:

Devices and finishing plates are to be chosen by the buyer, and are defined under **article 9** of the catalogue. All circuits are linked to the earth. Protective mechanisms will be undertaken by circuit breakers. Fixed lighting will be on the DCL box with a connector complying with standard NFC 15-100.

The minimum equipment for each room will be as follows:

Entrance:

- 4 fixed ceiling lights comprising LED spot lights, with motion detectors
- 1 x 16 am socket

Main room:

- 6 x 16-amp sockets
- 1 TV socket
- 1 RJ45 socket
- 1 fixed ceiling light, with a single light switch
- 2 fixed wall lights, on each side of the bed.

Main bedroom bathroom:

- 2 x 16-amp sockets
- 2 fixed wall lights, on each side of the bed.

Other bedrooms:

- 4 x 16-amp sockets
- 1 TV socket
- 1 RJ 45 socket
- 1 fixed ceiling light with, with a single light switch
- 2 fixed wall lights, on each side of the bed.

Bathroom in other bedrooms and water closet:

- 1 x 16-amp socket
- 3 to 4 fixed ceiling lights with LED spots, with a single switch for shower and WC

Corridor and storage (per corridor):

- From 3 to 5 fixed ceiling lights with LED spots, motion detectors
- 1 x 16-amp socket

Stairwells:

- 2 fixed wall lights per floor, with a single light switch.

Kitchen:

- 3 to 4 fixed ceiling lights with LED spots, with a single light switch
- 6 x 16-amp sockets on the work surface
- 1 x 32-amp socket for ovens
- 1 RJ 45 socket

Lounge/dining room:

- 2 to 4 fixed ceiling lights, with a single light switch
- 2 fixed ceiling lights, 1 above the dining room, 1 in the middle of the lounge, with a single switch or dimmer
- 4 x 16-amp sockets
- 1 RJ 45 socket
- 1 TV socket

Ski room:

- 3 to 4 fixed ceiling lights with LED spots, with a single light switch
- 1 x 16-amp sockets
- 2 plugs for shoes heaters

Sauna:

- 1 fixed ceiling light, with a single light switch
- 1 fixed wall light for connection of a class II device, with a single light switch (for sauna)
- 1 x 16-amp waterproof socket
- 1 x 32A plug or box for the sauna

Laundry room:

- 2 fixed ceiling lights with LED spots, with a single light switch
- 3 x 16-amp socket (including 2 for appliances)

Individual WC:

- 2 fixed ceiling lights with LED spots, with a single light switch

Moreover, balconies and terraces will be fitted with a watertight 16-amp socket in brushed stainless steel such as ARNOULD PLATINUM or equivalent.

2.9.3.4. Smoke detector

In compliance with regulations in force, interconnected 220 volt smoke detectors (DAAF) will be in the accommodation.

2.9.3.5. Hallway doorbell

A doorbell will be fitted onto the outer name panel.

2.9.3.6. External lighting

- Wall lights for each facade, with a balcony or terrace, distributed in line with the electrical plans established by the architect, with a single switch and fitted with a light fixture.
- 1 fixed wall light, with a motion detector for the entrance door.

2.9.3.7. Lights

Interior:

- Ceiling spot lights:
 - INDIGO ALA1012R GU10 auto alu mat spot lights
 - SLV model DOLIX OUT MR16 chrome spot lights - ref 111002

Exterior:

- For wall lights on balconies and terraces, a BEGA wall light will be fitted – directed and moving, in aluminium, forged aluminium and stainless steel. Clear bubbled glass with no screws – reference 31 197 – IP 64
- For entrance doors, a BEGA wall light will be fitted –BRUGES range, in aluminium, forged aluminium and stainless steel. Antique glass windows – reference 31 435 – IP 44

2.9.4. HEATING - CHIMNEYS – VENTILATION

The heating and ventilation systems will be defined by the technical office in a fluid/thermic study, following thermic regulations in force.

2.9.4.1. Type of installation:

The existing individual electric heating by resistances embedded in the concrete slabs will be preserved. It will be tested for functional checks, any malfunctions will be repaired. Following the recommendations of the thermal study, additional heating is planned to complete the heat emission of the basic heating.

The floor heating system will have a DETLA DORE TYBOX type remote control or equivalent.

2.9.4.2. Guaranteed temperatures in various rooms with a minimum external temperature of -21°

Following regulations in force, when there is a minimum external temperature of - 21°C, water rooms may be heated to + 20°C and others to + 19°C.

2.9.4.3. Additional heating devices

In line with the thermic study, in the main rooms and bedrooms: individual additional heaters may be installed by an electrical wall heater by ATLANTIC – Nirvana Digital Horizontal – White or equivalent in line with the thermic study.

In bathrooms: additional heating will be undertaken by an electrical wall-hung towel dryer by ACOVA - Fassane TFAS TF - power 500 W – White or equivalent

2.9.4.4. Smoke ventilation

Chimneys will be connected to poly-combustible smoke ventilation such as POUJOLAT THERMINOX or equivalent.

2.9.4.5. Pipes and ventilation:

Ventilation in the accommodation will be undertaken by simple control flow hygroadjustable B ventilation, using a mechanically controlled ventilation tank, with very low consumption, and fitted with a frequency variator.

Extraction outlets will be fitted in the humid rooms (kitchen, bathroom, water closet) will be round, and made by DMO or equivalent.

Some rooms in the accommodation may be fitted with a hygroadjustable system, in line with the results of the thermic/fluid studies.

2.9.4.6. Fresh air ventilation:

Fresh air ventilation will be installed through auto or hydro adjustable grids fitted to the top of exterior carpentry in the main rooms or masonry in line with technical requirements.

2.9.4.7. Chimneys

An additional chimney with or without a glass covering will be installed in the lounge. The style and materials will be selected by the buyer upon presentation of samples selected by the Project Manager and defined in line with **article 10** of the catalogue.

2.9.5. INTERIOR EQUIPMENT IN CUPBOARDS

Cupboard and dressing area interiors are covered on three lateral sides and the ceiling with a smooth coating.

The equipment within cupboards in the bedroom will be made using a natural oak melamine, and will comprise:

- 3 to 4 high shelves, 1 hanging bar for cupboards with a width of less than 0.80 m
- 1 high shelf, 1 vertical separator, 1 hanging bar for 2 to 4 shelves for cupboards with a width of over 0.80 m.

Equipment inside cupboards in the entrance will be made using natural oak melamine, and will comprise:

- With a volume of 15 open lockers with a dimension of around 300 mm x 300 mm
- On the lower section, a hanging bar across the width.

2.9.6. EQUIPMENT AND TELECOMMUNICATION

2.9.6.1. Radio - TV

- 1 TV socket in the lounge and 1 in each bedroom
- The building will be connected to the analogue network for national channels (regional channels depending on reception) and FM radio (complying with the UTEC 90/125 standard)
- 1 dark satellite on the roof, for digital reception allowing access to Canal+/Canal Satellite or SKY (demodulator to be paid for by the buyer).

2.9.6.2. Telephone

- 1 RJ 45 socket in each main room and in each bedroom, with connection to the main switchboard, pursuant to standard NF C 15-100.

2.9.6.3. Internet WIFI

Omnidirectional relay antennas model compatible with the modem, will be asked at all necessary levels that would not be covered by the box, to allow a relay WIFI internet connection to all rooms of the building.

3. GENERAL EQUIPMENTS

3.1. SKI LOCKER

3.1.1. WALLS AND PARTITIONS

The existing reinforced concrete walls will be preserved, the partition walls will be those described in article 1.4. The wall coverings of the room will be at the choice of the purchaser to those corresponding to articles 2.2.2. and 2.8.2.1.

3.1.2. CEILINGS

Existing reinforced concrete ceilings will be retained. The wall coverings of the premises will be at the choice of the purchaser to those corresponding to articles 2.3.1.4. and 2.8.2.2.

3.1.3. FLOORING

The floor of the ski room will be made using the same choice as that of Article 2.1.1

3.1.4. ACCESS DOOR

The access door will be made using the same choice as that of Article 2.6.2.

3.1.5. SPECIAL EQUIPMENT

The ski room will be equipped with dry shoes and ski racks, the KORALP brand or equivalent, in sufficient number to match in a sufficient number as the number of beds in the accommodation.

3.2. PARKING SPACES COVERED

Not applicable.

3.3. TECHNICAL ROOM

3.3.1. WALLS AND PARTITIONS

The existing reinforced concrete walls will be preserved, the partition walls will be those described in article 1.4. The wall coverings of the room will be at the choice of the purchaser to those corresponding to articles 2.2.2. and 2.8.2.1.

3.3.2. CEILINGS

Existing reinforced concrete ceilings will be retained. The wall coverings of the premises will be at the choice of the purchaser to those corresponding to articles 2.3.1.4. and 2.8.2.2.

3.3.3. FLOORING

The floor of the technical room will be made using the same choice as that of Article 2.1.1

3.3.4. ACCESS DOOR

The access door will be made using the same choice as that of Article 2.6.2.

3.4. LAUNDRY

3.4.1. WALLS AND PARTITIONS

The existing reinforced concrete walls will be preserved, the partition walls will be those described in article 1.4. The wall coverings of the room will be at the choice of the purchaser to those corresponding to articles 2.2.2. and 2.8.2.1.

3.4.2. CEILINGS

Existing reinforced concrete ceilings will be retained. The wall coverings of the premises will be at the choice of the purchaser to those corresponding to articles 2.3.1.4. and 2.8.2.2.

3.4.3. FLOORING

The floor of laundry room will be made using the same choice as that of Article 2.1.1

3.4.4. ACCESS DOOR

The access door will be made using the same choice as that of Article 2.6.2.

3.4.5. SPECIAL EQUIPMENT

The equipment defined in article 2.9.1.3., Will be installed in this room. A sink with a mixer tap will also be installed in this room

3.5. SAUNA

3.5.1. WALLS AND PARTITIONS

The existing reinforced concrete walls will be preserved, the partition walls will be those described in article 1.4. No specific dress will be made with the exception of the benefits provided for in article 3.5.5..

3.5.2. CEILINGS

Existing reinforced concrete ceilings will be retained. The wall coverings of the premises will be at the choice of the purchaser to those corresponding to articles 2.3.1.4. and 2.8.2.2.

3.5.3. FLOORING

The floor of sauna will be made using the same choice as that of Article 2.1.1

3.5.4. ACCESS DOOR

The access door shall be the glazed door of the sauna cabin described in the following article 3.5.5

3.5.5. SPECIAL EQUIPMENT

The sauna will be composed of:

- a wooden cabin with seat according to the dimensions of the architectural plans
- a glass door
- a stove
- a control panel
- Ceiling LED spot lighting
- these accessories: bucket and ladle wood, hygrothermometer, hourglass, grill and ventilation flap

4. COMMUNAL AREAS WITHIN THE BUILDING

Not applicable.

5. GENERAL EQUIPMENT IN THE BUILDING

5.1. TELECOMMUNICATIONS

5.1.1. TELEPHONE

From the electrical box in the accommodation, lines to the breakers in the lounge and bedrooms.

5.1.2. TV AND RADIO ANTENNAE

A TNT antenna and black satellite, allowing for reception of channels for a satellite operator (CANAL+/CANALSAT or SKY, to be selected by the buyer) will be installed on the roof.

5.2. RECEPTION. STORAGE AND EVACUATION OF HOUSEHOLD WASTE

Not applicable.

5.3. MECHANICAL VENTILATION ON THE PREMISES

Not applicable.

5.4. WATER SUPPLY

5.4.1. GENERAL METERS

The general meter will be located in the water meter premises or next to the tank. There will be a general stop vat with a galvanised steel or PVC tubing for horizontal distribution in the basement to the foot of the riser.

5.4.2. BLOWERS – REDUCERS AND PRESSURE REGULATORS FOR WATER TREATMENT

Installation of a water supply will be undertaken pursuant to technical and regulatory requirements. Blowers or reducers will be installed where necessary.

5.5. GAS SUPPLY

Not applicable.

5.6. ELECTRICITY SUPPLY

A meter will be installed in the entrance hall of accommodation, in line with requirements of the dealer, after approval of CONSUEL.

5.7. FIRE AND EXTINGUISHERS

Not applicable.

5.8. LETTER BOX

A thermo-treated Douglas pine letter box unit, with standardised keys, will be made in line with the regulatory dimensions for which provision is made by La Poste. It will be fixed to the façade in a location defined in agreement with the architect and La Poste.

6. EXTERNAL PARTS OF THE BUILDING AND THEIR EQUIPMENT

6.1. BYWAYS AND CAR PARK

6.1.1. ACCESS ROADS, FOOTPATHS

Access will be possible from the communal byway.

6.1.2. VISITOR CAR PARK

N/A

6.2. PEDESTRIANS

N/A

6.3. GREEN AREAS

6.3.1. REST AREAS, TREE PLANTATIONS, SHRUBBERY, FLOWERS, TURFING

N/A

6.3.2. WATERING

A tap will be provided on the north side of the building.

6.3.3. RETAINING WALL

The retaining wall to the north of the land will be retained.

6.4. EXTERNAL LIGHTING

6.4.1. SIGNPOSTING OF THE ENTRANCE

N/A

6.4.2. LIGHTING OF BYWAYS, GREEN AREAS, PLAY AREAS AND OTHERS

N/A

6.5. FENCING

N/A

6.6. MISCELLANEOUS NETWORKS

6.6.1. WATER

Water supply will be undertaken through connection to the network of the water supplier to the general meter located in the basement or next to the tank.

6.6.2. GAS

N/A.

6.6.3. ELECTRICITY (EXTERNAL TRANSFORMATION POST)

General electricity supply will come from the low voltage network of the electricity supplier to the low-tension unit.

A converter may be requested by the supplier. This should comply with requirements of the latter.

6.6.4. GUTTERS, WATER CLEANING

Gutters will be separate and made from PVC. Used water will be connected to the gutters on the public byway.

Rain water will be evacuated by gutters into the public system.

6.6.5. TELECOMMUNICATIONS

Connection will be undertaken from a network drawing room of the supplier to the riser in the corridor section for distribution to the accommodation.

6.6.6. LAND DRAINAGE

Drainage of infrastructure following recommendations of the geologist. The inputs and bases of the flows are likely to be affected by drip off water, and will have a tank or a grid for their collection. For extension of a peripheral drain embedded into the building, this will be constructed for drainage of infiltration water.

6.6.7. EVACUATION OF RAIN WATER AND DRIP OFF ONTO THE LAND, GREEN ARAS, ROADS, AREAS, PLAY AREAS AND PATHS

Evacuation of rain water from byways by grids connected to the gutter. Natural evacuation of green areas by infiltration.

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Number of pages of the summary descriptive document: 23

Done at Saint Martin de Belleville,

On 25th February 2019

The Vendor,

***The Buyer(s),
"Read and approved"***