



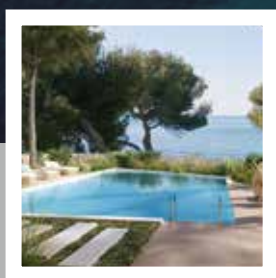
TERRÉSENS
PROPRIÉTÉS

LA CORNICHE BLEUE
SAUSSET - LES - PINS 13

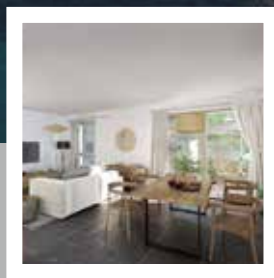
SAUSSET-LES-PINS

• FRANCE (13)

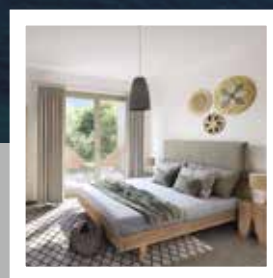
#FRENCH JOINT OWNERSHIP TOURISM SCHEME 4* #EXCLUSIVE RANGE



Sea view



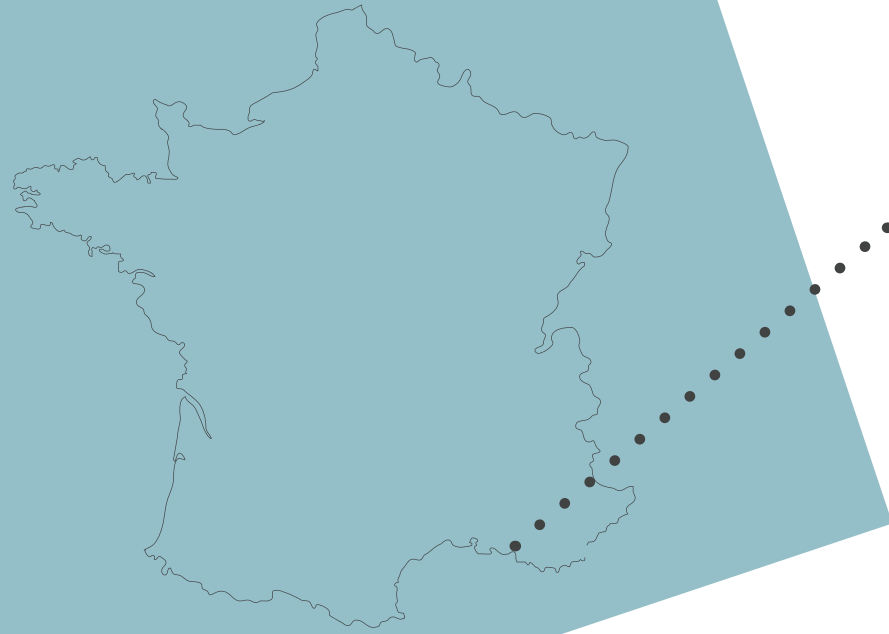
From 1-bedroom to
3-bedroom duplex
apartments



Top-of-the-range
amenities

FAMILY SEASIDE RESORT

LOCATION



LA CORNICHE BLEUE

SAUSSET - LES - PINS 13

La Corniche Bleue
23 avenue Jules Moulet
13960 Sausset-les-Pins



FROM LYON: 320 km via the A7 (3 hr, 10 min).

FROM TOULOUSE: 376 km via the A61 and A9 (4 hr).

FROM BORDEAUX: 618 km via the A62 (6 hr).

FROM PARIS: 780 km via the A6 and A7 (7 hr, 30 min).



TGV

Paris/Gare de Lyon to Marseille in only 3 hours, 17 trains per day.
15 daily connections with Lyon.
6 connections with Marne-la-Vallée and Paris-Charles de Gaulle Airport.

THALYS

Arrivals in the stations of Avignon, Aix-en-Provence and Marseille from Brussels, Antwerp, Amsterdam and Cologne.

TER

Between Sausset-les-Pins and Marseille.



Four international airports in Provence-Alpes-Côte d'Azur.

MARSEILLE PROVENCE: 22 km via the D9.

NICE CÔTE D'AZUR: 206 km via the A8.

TOULON-HYÈRES: 126 km via the A50.

AVIGNON PROVENCE: 95 km via the A7.



Regular connections with the 3 main Mediterranean ports.

NICE
TOULON
MARSEILLE

Bouches-du-Rhône are a varied and cosmopolitan department. It includes the mountainous areas of the Alpilles, the wild plains of the Camargue, the wooded areas of the coast, Aix-en-Provence and Marseille, the 2nd largest city and oldest port in France! This colourful department offers a wide range of Provençal landscapes and cultures.

- 1st tourist department in the Provence-Alpes-Côte d'Azur region
- 3rd department in terms of visits and overnight stays in Provence-Alpes-Côte d'Azur
- More than 9 million tourists each year
- 2.7 billion euros spent by tourists each year
- French visitors are the department's leading customer base
- Italy, Germany, the United Kingdom and Belgium account for 50% of foreign visitors



AIX-EN-PROVENCE



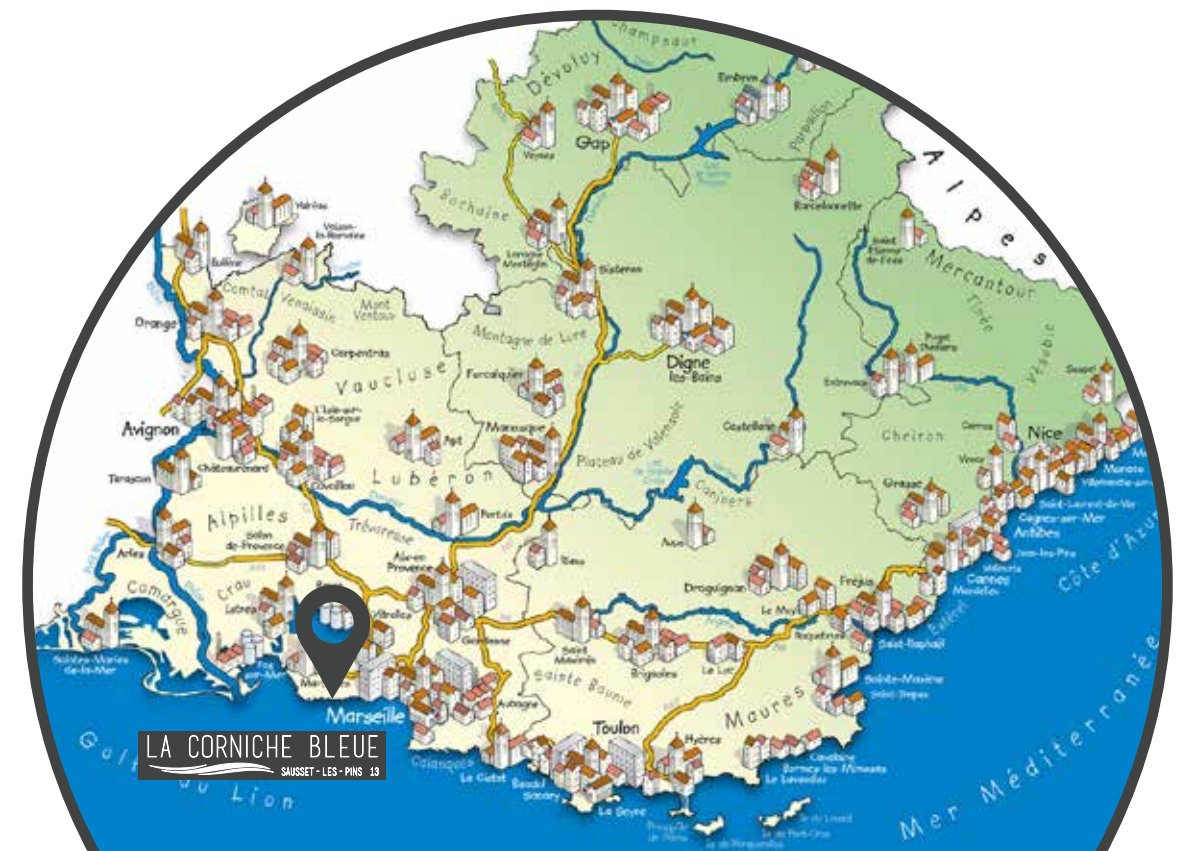
THE CAMARGUE



THE CALANQUES



MARSEILLE



Aix-en-Provence and Marseille, tourist stopovers in the heart of the Mediterranean



ACCESS

Marseille International Airport, low-cost airline terminal, Aix-en-Provence TGV station, motorways, etc.

A GENTLE WAY OF LIFE

Mild temperatures, maximum sunshine, beautiful landscapes, and a warm and welcoming culture.

NUMEROUS SITES TO VISIT

Aix-en-Provence: the Old Town, the Cours Mirabeau, the Mazarin District, Cézanne's Studio, the Parc Jourdan, the Sainte-Victoire Mountain, etc.

Marseille: the Old Port, the MuCEM, Notre Dame de la Garde, the Prado Beaches, the Auffes Valley, Malmousque, etc.

AN ATTRACTIVE AREA AND A CUTTING-EDGE ECONOMY

The Aix-Marseille-Provence Metropolis has a high-tech economy and successful SMEs.

This area has developed over the years and is one of the ten largest business parks in France, including the Business Park of Aix and the Arbois Méditerranée Environmental Technology Park. The Metropolis is also home to numerous industrial and logistics sites.

1 - Authentic Provençal culture

2 - Varied landscapes between land and sea



3 - Breathtaking sites (the Sainte-Victoire Mountain, the Calanques, etc.)

4 - A major economic area

5 - A renowned tourist destination

PROVENCE AND THE CÔTE D'AZUR PAR EXCELLENCE

Located in the heart of Provence, the Aix-en-Provence area is quite large and has many 'must see' sites. Whatever the month, this area offers unforgettable landscapes, breathtaking panoramas, cultural sites beloved worldwide, typical markets featuring the tastes of Provence, events, festivals and thousands of other highlights. There is something for everyone: stroll along the Cours Mirabeau, discover the Mazarin District, visit Cézanne's Studio in Aix-en-Provence, or climb the Sainte-Victoire mountain.

From the Old Port to the Calanques, via the 'Good Mother', Marseille is a territory with both varied and surprising landscapes. Omnipresent traces of a rich history can be seen in the architecture, the culture and the population. Because of its age, culture, strong identity and ethnic mix, Marseille is today one of the most cosmopolitan cities in France.

Each year, tourists flock to Marseille from all over the world. Classified as a city of art and history, it is developing thanks to its economic and cultural dynamism, which is now booming. Tourism and leisure activities are one of the main drivers of the Marseille economy.



Midway between Aix-en-Provence and Marseille!

LA CÔTE BLEUE (THE BLUE COAST) gets its name from its deep blue turquoise waters and refers to a portion of the Mediterranean coast located west of Marseille up to the mouth of the Berre Lagoon. It is the maritime border of the municipalities of Le Rove, Ensues-la-Redonne, Carry-le-Rouet, Sausset-les-Pins and Martigues.

The Côte Bleue has just as much to offer as the French Riviera: its large sandy beaches and small inlets will charm you.

These 22 km of natural coastline represent a unique, rugged and unspoilt landscape, whose already rich heritage is enhanced by the wild fauna and flora.



MARTIGUES



ENSUES-LA-REDONNE



CARRY-LE-ROUET



SAUSSET-LES-PINS

THE REGIONAL MARINE PARK consists of a series of coastal zones where essential regional park objectives are enforced:

- Protection of the natural marine heritage
- Participation in better fishing resource management
- Promotion of marine heritage awareness and education

Within the zones of Cap Couronne and Carry-le-Rouet, fishing in all its forms is prohibited as is the anchoring of boats, dredging and scuba diving.



Located along the Côte Bleue (only about 40 kilometres from Marseille and Aix-en-Provence), Sausset-les-Pins is a charming seafront village with a pretty fishing port, surrounded by pine forests and scrubland.

Between the sea and the pine forest, Sausset-les-Pins' exceptional natural setting will seduce you with its charming harbour overhung by a XIXth century castle (Château Charles Roux), its small pedestrian streets, its cafe terraces lining the harbour and its lively market, not to mention its authentic atmosphere far from the glitter of the French Riviera.

Once a small fishermen's hamlet with barely 200 inhabitants, the town has grown into a small family seaside resort over the years.

It stretches along the sea in a succession of small coves, white pebble beaches and tiny inlets, which you can discover along the old customs footpath that winds between Marseille and Martigues. The 5 km long Corniche walk (coastal path GR51) is very easy to access and offers superb panoramas of the Bay of Marseille and its islands.



THE BEACHES OF SAUSSET-LES-PINS

On the 8 km of Sausset-les-Pins coastline, you will find 7 beaches and many small coves, running from west to east.

Referred to as 'plagettes', the **Beaches of Four à Chaux** and **Anse du Petit Nid** are made up of sand and pebbles. You will find restaurants as well as free parking nearby.

The **Centre Beach** is made up of pebbles, with access to a car park and the town centre.

The **Corniche Beach**, made of up sand and pebbles, has free parking, a first aid post in the summer and access for the disabled.

The **Beaches of Petit Rouveau** and **Grand Rouveau** are pebble beaches.

ACTIVITIES

TO DISCOVER

- The Thursday and Sunday morning market
- The art gallery
- The Château Charles-Roux
- The sculpture of 2 dolphins
- The Chapelle Saint-Pierre



GOLFING

Nestled in the heart of the hill between sea and scrubland, in a splendid 9.3 hectare estate, the Côte Bleue Golf Club offers breathtaking views of the sea, a real 9-hole course with a technical and varied layout, a practice range with 15 stations (6 of which are covered), 2 approach areas and a putting green. The Côte Bleue Golf Club is ideally located, 5 minutes from the ports of Sausset-les-Pins and Carry-le-Rouet.

You will also find the Aix Marseille Golf Training Centre 25 minutes away and the Bastide de la Salette Marseille Golf Course (18 holes) 40 minutes away (9 holes with a covered practice range).

ACROBATIC COURSE IN FIGUEROLLES

Indian Forest is located in the heart of the Figuerolles Park, north of Martigues. For amateurs and thrill seekers, this acrobatic course allows you to move from tree to tree and from workshop to workshop.

Nestled in 130 hectares of vegetation within the park, the Indian Forest of Figuerolles allows you to surpass yourself and have fun during your holiday.

The Indian Forest of Figuerolles offers 7 courses of varying levels.

SCUBA DIVING

Numerous service providers enable you to discover the seabed of the Mediterranean Sea, with its many coves, wrecks, fauna and flora. The Côte Bleue is perfect for scuba diving enthusiasts.

THE CÔTE BLEUE MARINE PARK

The Côte Bleue Marine Park was created 1983. The marine reserve, which includes the municipalities of Sausset-les-Pins, Carry-le-Rouet, le Rove, Martigues and Ensues-la-Redonne, aims to manage, protect and enhance the natural marine and coastal environments, participate in the sustainable management of fishing resources, and promote marine heritage awareness and education.

In order to inform and raise awareness among the inhabitants as well as tourists, events are organised during the summer season and throughout the year (guided tours, entertaining workshops, conferences, etc.).

LE GRANDE SENTIER DE LA CÔTE BLEUE (THE BIG BLUE COAST TRAIL)

This 62 km long trail is accessible to all. It passes through a variety of natural environments (pine forest, scrubland, botanical areas, etc.) with or without differences in level.

Running from Carro to Ensues-la-Redonne, it is composed of 17 loops ranging from 2 to 12 km, and can be walked in 3 to 4 days. Wishing to harmonise with the Côte Bleue train, most of the trails start from the stations.

WATER SPORTS

A wide range of activities and service providers are available: paddling, jet skiing, windsurfing, surfing, flyboarding, ski tubing, canoeing, sea fishing, etc.

LOCATION

With its privileged location in Sausset-les-Pins, the 'La Corniche Bleue' residence is a real jewel between pine forest and sea.

It benefits from an ideal location in a quiet, residential area. The first beaches are only 5 minutes' walk from the residence.

The 'La Corniche Bleue' residence is:



1.4 km from the train station



1.5 km from the Port of Sausset-les-Pins



280 m from Anse du Grand Rouveau Beach
850 m from Corniche Beach

Distance on foot according to Google Map calculations



Pharmacy



Fishmonger



Restaurants



Shops



Butcher



Retail Outlets



LA CORNICHE BLEUE
SAUSSET - LES - PINS 13

LA CORNICHE BLEUE



23 avenue Jules Moulet
13960 Sausset-les-Pins

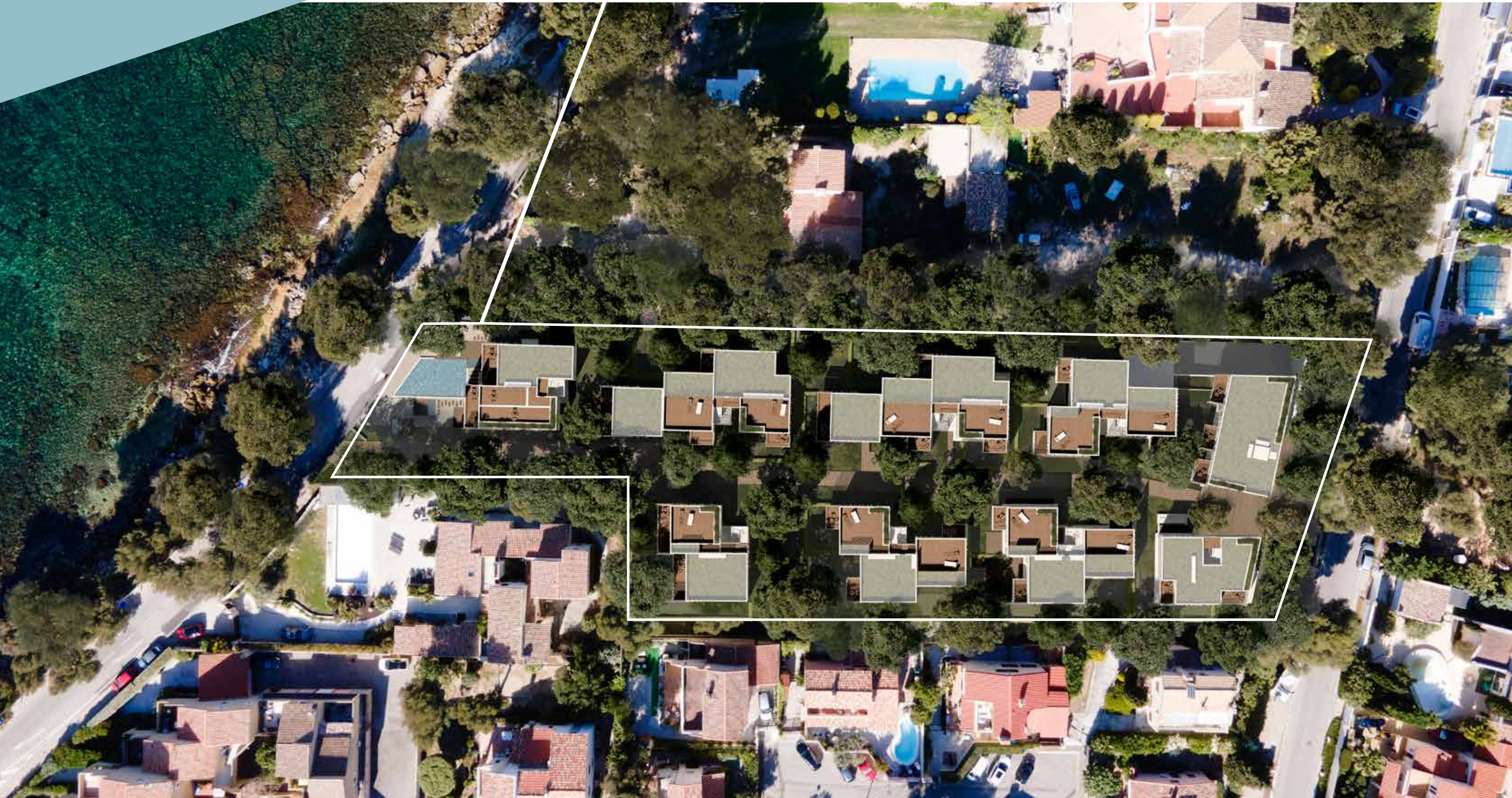
LA CORNICHE BLEUE

SAUSSET - LES - PINS 13

Nine residence blocks are spread over a 5000 m² plot of land surrounded by pine trees. The residence is located on a wooded plot of land overlooking the Corniche Promenade.

Buildings have a rooftop terrace on the first floor. A car park is located in the basement, under the residence's reception.

"Exterior photos intended to provide non-contractual illustration of the general atmosphere. Please refer to the text description for details."



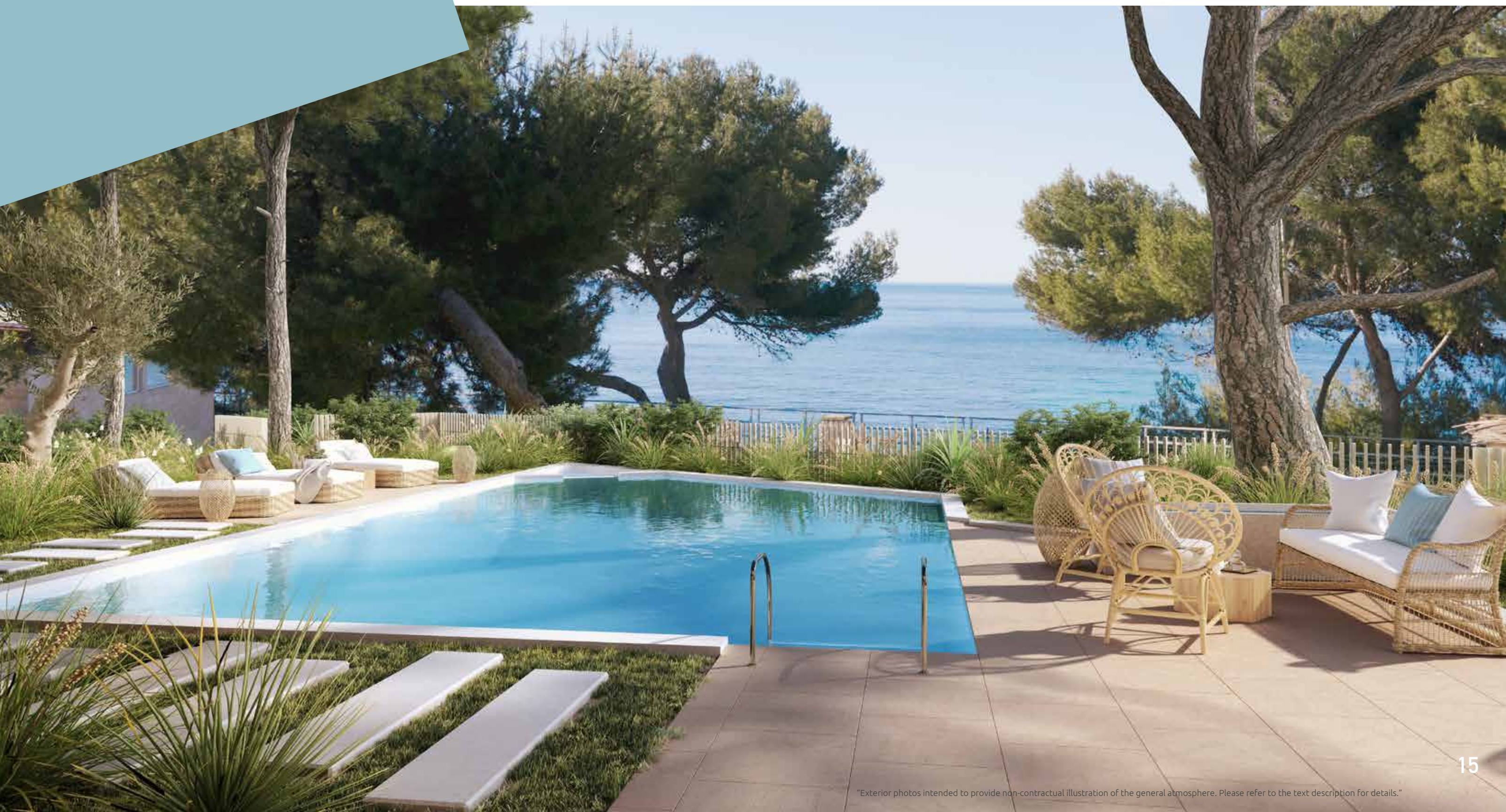
LA CORNICHE BLEUE

From the residence, access the Corniche Promenade directly through a private access door.

The 'La Corniche Bleue' residence is offering **39 apartments, from 2 room to 4 room duplexes.**

The numerous amenities include:

- A reception area,
- An outdoor swimming pool with whirlpools and jets,
- A wellness area with sauna, hammam and massage/treatment rooms,
- A basement car park,
- Cellars and a bicycle storage room,
- A management and concierge service.



LA CORNICHE BLEUE



- Wilderness setting amidst pine trees
- Contemporary architecture
- Exceptional sea view
- Calm and natural environment

Natural hues have been chosen for the facades so as to remain in harmony with the programme's environment. A footpath will run from the buildings to the swimming pool and wellness area and then to the Corniche.

"Interior photos intended to provide non-contractual illustration of the atmosphere. Please refer to the text description for details."



LA CORNICHE BLEUE

A few privileged individuals will benefit from rooftop terraces having an exceptional view of the sea.

This additional living space will allow you to enjoy dinner or an aperitif while contemplating the gorgeous sunset.

"Interior photos intended to provide non-contractual illustration of the atmosphere. Please refer to the text description for details."



LA CORNICHE BLEUE

The spacious and functional living rooms will be furnished and equipped.
They will open onto a garden or terrace.
The kitchen will open onto the living room.
Each apartment will be equipped with a cooling system.
The floor will be tiled and the walls painted a smooth white.



LA CORNICHE BLEUE

The bedrooms will have a cocooning atmosphere and tasteful decor, with built-in cupboards. Some bedrooms will open onto terraces.



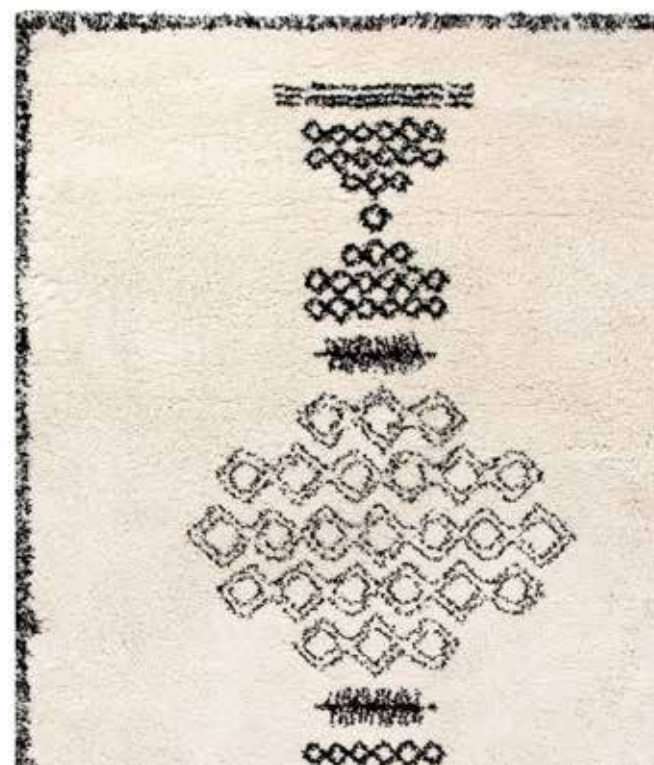
"Interior photos intended to provide non-contractual illustration of the atmosphere. Please refer to the text description for details."

THE ATMOSPHERE



"Ex/Interior photos intended to provide non-contractual illustration of the atmosphere. Please refer to the text description for details."

THE ATMOSPHERE



"Ex/Interior photos intended to provide non-contractual illustration of the atmosphere. Please refer to the text description for details."

Everything is proposed...
nothing is imposed!

For property owners
Terrésens can help you from A to Z
when renting out your apartments for the
holiday season.

Invest in a valuable asset:
**Top-of-the-range amenities, premium locations, energy
efficiency.**

Make renting simple with
a single and personal point of contact.



DYNAMIC OPTION

Enjoy great freedom of occupancy,
while also enjoying a profitable level
of seasonal rental income.

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COMMERCIAL LEASE:**

TERRÉSENS VACANCES

- Every year, you decide when you are going to stay at your home*.
- Your property is rented through the top tourist distribution networks.
- You can tailor your rental income to suit to your own occupancy needs.
- Reclaim VAT (20%) on the purchase price**.
- Concierge service available to homeowners.



CLASSIC OPTION

You may prefer to manage the rental
yourself (like an estate agent) without
benefiting from VAT recovery.

**CHOOSE THE NON-EXCLUSIVE
MANAGEMENT MANDATE :**

**VIA TERRÉSENS AND/OR
AN ESTATE AGENCY**

- Renew each year to suit your needs.
- Simply let us know which weeks you would like to rent out your property at any time.



BASIC OPTION

Rent out your property yourself, while
benefiting from hotel-style services.

**CHOOSE THE PARA-HOTEL SERVICE
AGREEMENT:**

TERRÉSENS CONCIERGERIE

- These include preparing for and welcoming tenants, providing check in, inventory on arrivals and departures, cleaning, linen, tours of the apartment complex etc.

FOCUS ON THIS RESIDENCE'S RENTAL MARKET

Rentals in this residence will be based on the following 2 types of accommodation:

- Tourist accommodation during school holidays, long holiday weekends and the mid-season.
- Business tourism accommodation throughout the year thanks to the economic clusters located nearby.

Whatever the type of rental, owners must respect the destination of the immovable, i.e. a residence not intended as a dwelling within the meaning of Article R 151-27 2° of the French Town Planning Code, but as 'hotel accommodation' covering constructions intended for temporary short or medium-term accommodation offering a commercial service composed of para-hotel services such as reception, cleaning and the supply of household linen.

(*) For up to a maximum of 182 days per year when purchasing a furnished apartment that offers para-hotel services.

(**) Reclaiming VAT: Article 261 D 4e / Article 271 I and Art 271 IV of the French tax code (CGI); recovery of VAT acquired by 20th when purchasing a furnished home offering hotel-style services.

PARTNERS

Professionals
covering construction
& management!



BUILDING LASTING TRUST IS THE BASIS OF ALL RELATIONSHIPS, NOW MORE THAN EVER

Restoring trust to client relations is currently the main priority of VINCI Immobilier. As a subsidiary of the VINCI Group, a global player in concessions and construction, VINCI Immobilier is one of the major players in the French real estate sector. Wherever you are, whatever your project, its 1150 employees design and build projects that contribute to improving your living and working environment, dealing with both commercial and residential property. Our business lines' expertise and ability to continuously innovate enable VINCI Immobilier to meet client expectations by providing customised solutions that anticipate future lifestyle changes.

A SHARED COMMITMENT

Trust is earned, built and confirmed. Aware of the importance of buying a new home, VINCI Immobilier has chosen to build lasting relationships by relying on the expertise of its employees, on whom clients can rely at every stage of their acquisition project. From signing the reservation contract to handing over the keys, customers benefit from responsible and attentive contacts who provide them with a high level of transparency and trust at all times.

NEW, DYNAMIC AND ATTRACTIVE URBAN SPACES

As a local and regional player committed to working alongside those who, each day, help shape the cities and regions of tomorrow, VINCI Immobilier is one of the major economic players in Southern France, with projects that set the standard in the region. Real proximity is guaranteed.

RT 2012 GUARANTEE

The 2012 Thermal Regulations (RT) currently in force aim to reduce greenhouse gas emissions. This means taking into account external thermal variations, limiting heat loss and reducing energy consumption. It's important to be able to count on sustainable comfort while controlling your budget and respecting the environment.



A subsidiary of the Terrésens Group, Terrésens Hôtels & Résidences works for participating homeowners to manage exceptional properties by the sea or in the mountains, while offering a concierge service before and during their stay. Terrésens Hôtels & Résidences selects **first-rate destinations with strategic locations** (resort centre, ski access, sea view, etc.) to ensure each managed property is always occupied.

Its teams oversee smooth operations, through cleaning, maintenance, and technical oversight of the apartments and common areas.

The dedicated sales team sells stays at the properties, relying on European sea and mountain holiday specialists to rent owners' apartments.

TERRÉSENS HÔTELS & RÉSIDENCES CONCIERGE

Your concierge is at your disposal for any personal requests.



OPERATION NAME:

La Corniche Bleue

OPERATION ADDRESS:

23 avenue Jules Moulet, 13960 Sausset-les-Pins

UNITS:

39 apartments ranging from 1-bedroom to 3-bedroom duplex apartments.

AMENITIES:

Reception area, car park, bicycle storage, cellars, outdoor swimming pool, sauna, hammam, massage room, treatments, etc.

DEVELOPER:

VINCI Immobilier Méditerranée

MANAGER:

Terrésens Hôtels & Résidences

SELLER:

Terrésens Propriétés

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69001 Lyon, France

Parc Opéra car park

SAS [FRENCH SIMPLIFIED JOINT-STOCK COMPANY] WITH A CAPITAL OF €3,500,000
Trade and Companies Register (RCS) of LYON, No. 501 580 211

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TERRÉSENS
PROPRIÉTÉS

www.terresens.com

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