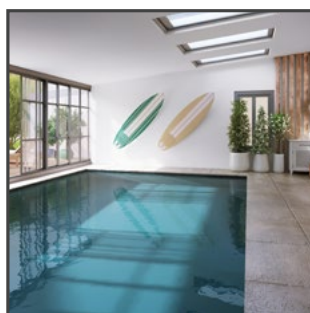


# LA DEMEURE D'10

— SAINT - PIERRE - D'OLERON (17) —



**TERRÉSENS**  
ATLANTIQUE

[www.terresens.com](http://www.terresens.com)





# Ile d'Oléron, the largest French island on the Atlantic coast!



## FROM PARIS

Follow the A10 motorway, take the exit for La Rochelle/Rochefort, then follow the signs for Surgères and Ile d'Oléron.  
520 km - 5 hrs., 42 min.

## FROM NANTES

Follow the motorway, take the exit for La Rochelle, then follow the signs for Marans/La Rochelle/Rochefort/Ile d'Oléron.  
214 km - 2 hrs., 48 min.

## FROM BORDEAUX

Follow the A10 motorway. Take exit 25 at Saintes, towards Ile d'Oléron.  
184 km - 2 hrs., 21 min.

## FROM LYON

Follow the A89 & then A10 motorway. Take exit 25 at Saintes, towards Ile d'Oléron.  
690 km - 7 hrs., 10 min.



The Ile d'Oléron is served by train via the stations of La Rochelle, Rochefort and Surgères. Connections by bus or coach are available to the island.

## FROM PARIS

Get off at Surgères station: 3 hrs. (direct)

## FROM NANTES

Get off at Rochefort station: 2 hrs., 17 min. (direct)

## FROM BORDEAUX

Get off at Saintes station: 1 hr., 50 min. (direct)

## FROM LYON

Lyon - Paris, then get off at Surgères station: 6 hrs.



**LA ROCHELLE-LALEU AIRPORT**  
85 km

**BORDEAUX-MERIGNAC AIRPORT**  
187 km (via A10)

**NANTES ATLANTIQUE AIRPORT**  
214 km (via A83)



Regular connections with the 3 main Atlantic ports:

Boyardville, Saint-Denis and La Rochelle

The Ile d'Oléron is located in the Bay of Biscay, in Nouvelle-Aquitaine, off the coast of Charente-Maritime. Together with the islands of Ré, Aix, Madame and Nôle, it forms part of the Charente archipelago. Heralded by Pierre Loti, it has been dubbed "La Lumineuse" because of its high level of sunshine throughout the year.

Renowned for its superb fine sandy beaches, enchanting nature and rich cultural heritage, "La Lumineuse" is 32 km long and 8 km wide. Recreational activities include walking and bike riding, sea walks, sports activities, exploration and relaxation, etc.

The 8 municipalities of the Ile d'Oléron offer numerous possibilities for your visit: The "seaside resort" of Saint-Trojan-les-Bains and its national forest, the Grand-Village-Plage and its Port of Les Salines, the Château d'Oléron and its imposing fortified citadel, Dolus- d'Oléron and the Marais aux Oiseaux (marsh birds park), Saint-Pierre-d'Oléron with its pedestrian streets and fishing harbour of La Cotinière, Saint-Georges-d'Oléron with its tiny villages (Chaucre, Domino, Boyarville, etc.), La Brée-les-Bains and its authentic little streets, and finally Saint-Denis-d'Oléron where the 46-metre high Chassiron Lighthouse stands.

Not only is Oléron swathed in light, it is also rich in colour and contrast, and its main characteristic is undoubtedly its rugged appearance.



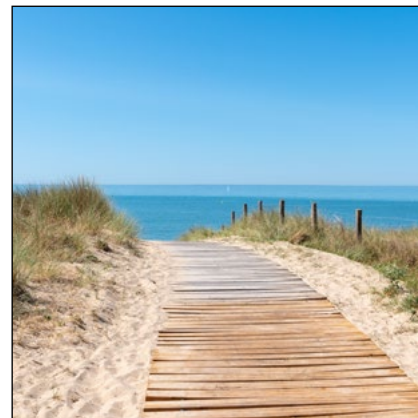


The Ile d'Oléron has 8 villages to discover



## SAINT-TROJAN-LES-BAINS

Classified as a seaside resort since 1898, this village is characterised by nature and well-being. With a seafront that reminds us of the charm of yesteryear, its Belle Epoque villas still bear witness to the beginning of the holiday resorts and first sea baths. Saint-Trojan-les-Bains also has a wide variety of fauna and flora. You can explore its national forest on foot, by bike or by little train.



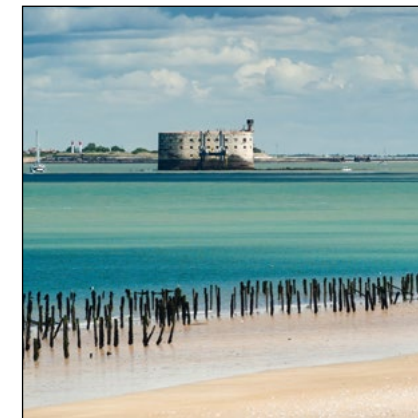
## THE GRAND-VILLAGE-PLAGE

A charming little seaside resort between the ocean, the marshes and the large pine forest, the Grand-Village-Plage has unsuspected treasures. Not only are its beaches among the most beautiful on the Ile d'Oléron, but the village also has a number of sites that are truly worth visiting. Its small size means that you can explore the municipality by bike (or even on foot). Bicycle paths, footpaths and fitness trails criss-cross the Grand-Village-Plage from east to west and from north to south.



## SAINT-PIERRE-D'OLÉRON

The "capital" of the Ile d'Oléron, Saint-Pierre-d'Oléron owes its development to its commercial projects. Rich in history and heritage, it is here that writer Pierre Loti chose to be buried. A remarkable site, the Eguille marsh is a protected, wild and unusual natural area. Along with the vines, the remains of the salt marshes bear witness to a flourishing economic activity. Its fishing port, La Cotinière, is a must-see.



## SAINT-GEORGES-D'OLÉRON

Saint-Georges-d'Oléron is reminiscent of a multitude of typical villages, having low houses painted with lime and postcard alleys with hollyhocks. Its major attraction is undoubtedly its unobstructed view of Fort Boyard from the Boyardville Beach.



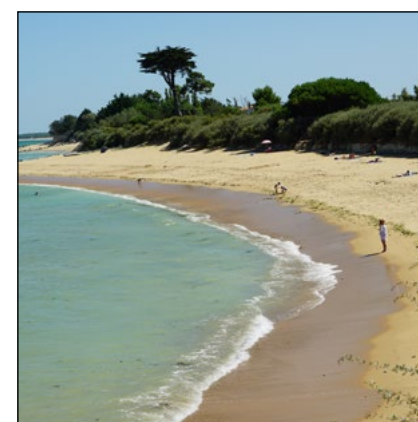
## THE CHÂTEAU-D'OLÉRON

Located at the south-east end of the island, the historic capital of Le Château-d'Oléron boasts an imposing citadel. This authentic village comes alive each morning, with its daily market and its art and craft huts in the oyster port.



## DOLUS-D'OLÉRON

From the village of Les Allards, discover the "Oyster Route", which leads to the very heart of one of the island's oyster production and marketing sites.



## LA BRÉE-LES-BAINS

Classified as a seaside resort, this municipality has managed to preserve its authentic charm while remaining a true haven of peace between the marshes and colourful alleys.



## SAINT-DENIS-D'OLÉRON

Saint-Denis-d'Oléron is the island's northernmost municipality. It is thus an exceptional environment where nature, authenticity and recreation remain in perfect harmony.



## Saint-Pierre-d'Oléron, between land & sea!

The geographical and administrative centre of the Ile d'Oléron, Saint-Pierre-d'Oléron has strong economic activity. Composed of a town surrounded by villages and hamlets, it is a lively and dynamic municipality where life is good all year round. Well in tune with the times, Saint-Pierre-d'Oléron is undergoing development and is mainly equipped with port, cultural and sports facilities. As the most important city in the northern half of the island, Saint-Pierre with its port of La Cotinière is undoubtedly the capital of the Ile d'Oléron.

A remarkable site, the Eguille marsh is a protected, wild and unusual natural area. Along with the vines, the remains of the salt marshes bear witness to a flourishing economic activity. Its fishing port, La Cotinière, is not to be missed, especially when its multicoloured flotilla arrives before the fish market.





SAINT-PIERRE-D'OLÉRON:  
a calm & relaxing way of life

Saint-Pierre-d'Oléron is a dynamic, lively town where life is good all year round. Stroll through the town centre and pedestrian streets while discovering its weekly markets and various shops of all kinds (fashion, décor, souvenirs, gourmet food, etc.), not to mention its cinema, museum, etc. In short, it is the ideal holiday destination for all those who wish to combine the advantages of a city centre and the seaside.

An ideal place for shopping enthusiasts, Saint-Pierre-d'Oléron will also delight heritage lovers with, among other things:

**LE CHÂTEAU DE BONNEMIE:** The former lordly residence of Le Berton de Bonnemie, the oldest part of this castle dates back to the 14th century. Now owned by the municipality, it is situated in the middle of a superb park where you can take a walk and daydream.

**THE LANTERN OF THE DEAD:** The Lantern of the Dead in Saint-Pierre-d'Oléron is the highest of the ten or so that remain in France. Dating from the 12th century, it was built in the middle of the city's old medieval cemetery. At its top, the lantern housed a flame. An elder explains that it was there to "commemorate the souls of the dead".

**THE KIOSK:** Built in 1899 when the first municipal bands appeared, it is the only kiosk to be found among the island's villages.

**THE 17TH CENTURY CHURCH:** Rebuilt from 1623 on the ruins of a Romanesque church destroyed during the religious wars, its style is that of the "Counter-Reformation". Its tall hexagonal bell tower, built in 1776, offers an exceptional panoramic view. On the façade of a restaurant near the church, you can see the old sign of the Renaissance hostelry.

**THE PIERRE LOTI HOUSE:** The island was a source of inspiration for this great writer, academician and naval officer, who spent his summer holidays here as a child. Although the Pierre Loti House is in Rochefort, it was in Saint-Pierre-d'Oléron that Loti wished to be buried upon his death. Therefore, in 1923, he was buried in the garden of the "House of his Ancestors". Sold by the maternal branch of his family, Pierre Loti bought the house in 1899 and christened it as such. A plaque on the façade of the house—located on Rue Pierre Loti—reminds those passing by of this fact.





The Ile d'Oléron is famous for its authentic charm, small traditional villages and rich maritime heritage. There are numerous activities to help visitors discover the classic and timeless charm of this island with a thousand and one stories. All water sports are available on the island.

### NUMEROUS SITES TO VISIT:

Fort Louvois, the Citadel of Château-d'Oléron, Fort Boyard, the Oyster Route, the Saint-Trojan-les-Bains thalassotherapy centre, the Port of Les Salines, the Chassiron Lighthouse, etc.

The Marennes Basin is a multi-faceted territory. The various municipalities that make it up have always been linked by the same geographical, economic, historical and even political history. Saint-Sornin, Le Gua, Nieulle sur Seudre, Saint-Just-Luzac, Marennes-Hiers-Brouage and Bourcefranc-le-Chapus are the six municipalities that make up this basin. The architectural heritage is quite important, with first-class sites such as the Brouage Citadel, with its ramparts and emblematic watchtowers, and Fort Louvois, the last fortification built under the reign of Louis XIV. All of the above forms a rich ensemble that favours the development of tourist activity, based on both the recognition of this heritage and the discovery of traditional activities.

### THE SALT MARSHES:

Salt farming was the region's economic lifeblood from the Middle Ages until the end of the 19th century. Once the Charente-Maritime salt marshes dried up, the industry gradually declined. Today, the Oléron salt marshes only include 5 saltworks in production (nearly 250 salt pans). Most of them have either been abandoned or transformed into oyster claires or fish ponds. The white salt of Oléron, famous for its salting qualities, has been supplanted by Marennes-Oléron oysters.

### OYSTER FARMING:

The history of Marennes-Oléron oysters begins in Roman times. The empire's wealthy families used to bring them in at great expense for their banquets. The recovery of old salt marshes that had become obsolete in the middle of the 19th century marked the beginning of the modern history of Marennes-Oléron oysters. While the flat oyster was the original oyster of the Basin, it suffered from an epizootic that almost wiped out the species in 1922. The Portuguese oyster, which acclimatised well locally, took its place and became the Marennes-Oléron Basin oyster. A new variety called "the Japanese oyster" was established in the Gironde estuary and in the claires of the Marennes-Oléron Basin, where it has since flourished to the delight of all.

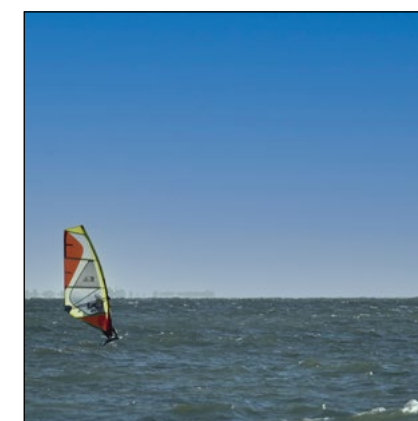
### THE MUSEUM:

History of the island, ethnography and traditional activities: the Ile d'Oléron Museum is an excellent introduction to the island.

Its permanent collection presents the evolution of humankind on the island from the Neolithic period (manufacture of ornaments from shells) to the present day. The chronological tour of the exhibition rooms allows visitors to follow the themes of salt farming, viticulture, resin extraction, fishing, traditional costumes, housing, etc. Sound effects via the oral testimonies of former Oléron inhabitants, interactive technologies and films contribute to the museum's dynamism. In addition to its permanent collections, the museum pursues a robust policy of temporary exhibitions. The museum invites adults and children to discover its history through guided tours, workshops and educational tours, anniversaries and events. It has been awarded the Musée de France and Tourisme & Handicap labels.

### FORT BOYARD:

Known worldwide for its TV game show since the 90s, Fort Boyard is above all a historical monument with a rather unusual history. Built on a sandbank, it is a technical feat for a construction that began at the dawn of the 19th century. Built as a military fort in the Napoleonic era, Fort Boyard's primary purpose was to protect the mouth and estuary of the Charente, the Ile-d'Aix and the arsenal of Rochefort on the Atlantic coast. Quickly rendered useless, it then became a prison for Prussian soldiers and communards in transit to the prisons of New Caledonia. Abandoned for years, the Fort regained its usefulness in 1990 thanks to the television game show. Visiting Fort Boyard is impossible, as it is not open to the public. Visible from the coast of Oléron and the Pointe de la Fumée in Fouras, it can however be approached from the sea or air. Cruises, excursions and sea trips from La Rochelle, the Ile de Ré, or the Iles d'Aix or Oléron are the preferred option for holidaymakers. These boat excursions will provide you with the opportunity to admire the mythical former prison up close.





LOCATION  
OF THE RESIDENCE

The La Demeure d'Io residence benefits from an ideal location in the heart of Saint-Pierre d'Oléron with nearby amenities in the city centre: shops, restaurants, a covered market, etc.

Discover the location of the residence by clicking on the QRCode !



- Supermarket (4 min. by car)
- Château de Bonnemie (15 min. walk/5 min. drive)
- Boulodrome of St-Pierre-d'Oléron (9 min. walk/3 min. drive)
- Cinema (7 min. walk/2 min. drive)
- Wine shop (7 min. walk/5 min. drive)
- Ile d'Oléron Museum (7 min. walk/4 min. drive)
- St-Pierre-d'Oléron Tourist Office (8 min. walk/4 min. drive)

- The Residence: La Demeure d'IO**
- Covered market (3 min. walk)
- Town hall (7 min. walk/4 min. drive)
- Restaurants (2 min. walk)
- The Church of Saint-Pierre (4 min. walk)
- Tobacconist/newsagent (5 min. walk)
- Medical centre (7 min. walk/5 min. drive)

- Boyardville Beach  
(8.5 km: 25 min. drive)
- La Gautrelle Beach  
(5.4 km: 17 min. drive)
- La Cotinière Beach  
(5.3 km: 16 min. drive)



## THE RESIDENCE

An ideal geographical location on the island of Oléron!

Located just a stone's throw from the town centre of Saint-Pierre-d'Oléron, La Demeure d'IO is an intimate residence on a human scale, where relaxation is a guiding principle.

Its ideal geographical location allows you to enjoy the village atmosphere and local shops. The residence promises a Zen atmosphere during your stay in Saint-Pierre-d'Oléron.

The architecture retains the spirit of the Marennes d'Oléron region, using natural colours and traditional Charente tiles.





## THE RESIDENCE

An intimate and harmonious residence

A veritable Garden of Eden, La Demeure d'IO has a central plot that includes verdant, tree-lined grounds.

The manor house dates back to the 19th century and serves as the entrance to the residence.

Designed as a harmonious and intimate unit, the 4 buildings of the residence (R+1 or R+2) are located around the plot.



Photos intended to provide a non-contractual illustration of the general atmosphere. Please refer to the text description for details.



## THE RESIDENCE

The combination of comfort and modernity

Each property has been designed with the same guiding principle in mind: to create living spaces that are thoughtfully designed and dedicated to your well-being. Designed by our architect and decorator, the interiors illustrate comfort, refinement and an oceanic spirit.

Numerous quality services will complete this setting: fully equipped kitchens and bathrooms, basement car parks with adequate pre-equipment for the future installation electrical terminals, cellars, bicycle storage, etc.

Most of the flats and townhouses have either a private garden, a terrace or a balcony, directly overlooking the central island, so you can enjoy this peaceful setting.



\*Photos intended to provide a non-contractual illustration of the general atmosphere. Please refer to the text description for details.



# THE RESIDENCE

Spacious and warm rooms

The rooms of La Demeure d'IO offer a cocooning atmosphere with careful decoration.



Photos intended to provide a non-contractual illustration of the general atmosphere. Please refer to the text description for details.



# THE RESIDENCE

A wellness break!

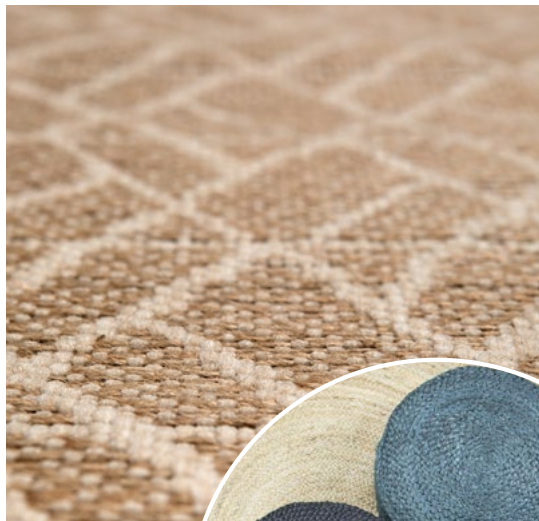
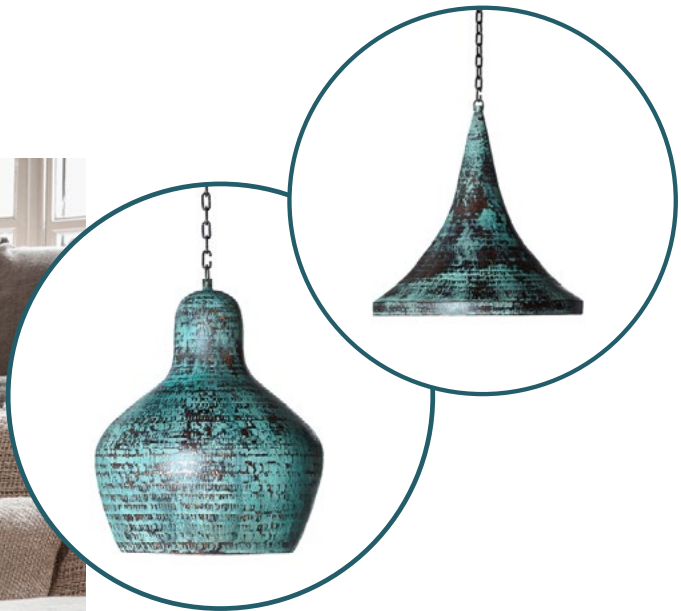
To help you relax, La Demeure d'IO has a heated indoor swimming pool, a solarium and a wellness area with a jacuzzi, sauna, steam room and sensory shower.



\*Photos intended to provide a non-contractual illustration of the general atmosphere. Please refer to the text description for details.



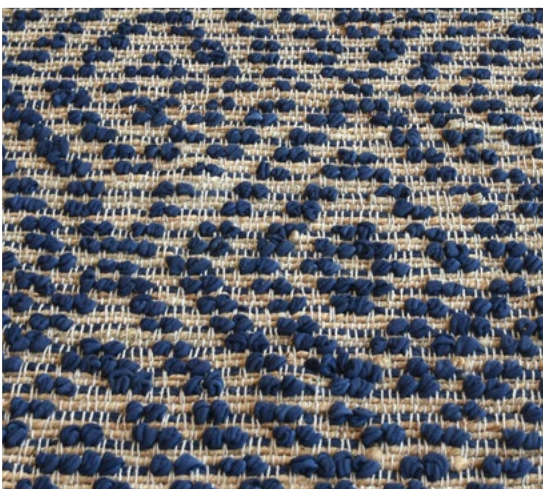
DÉCOR MOOD BOARD  
FOR THE RESIDENCE



Photos intended to provide a non-contractual illustration of the general atmosphere. Please refer to the text description for details.

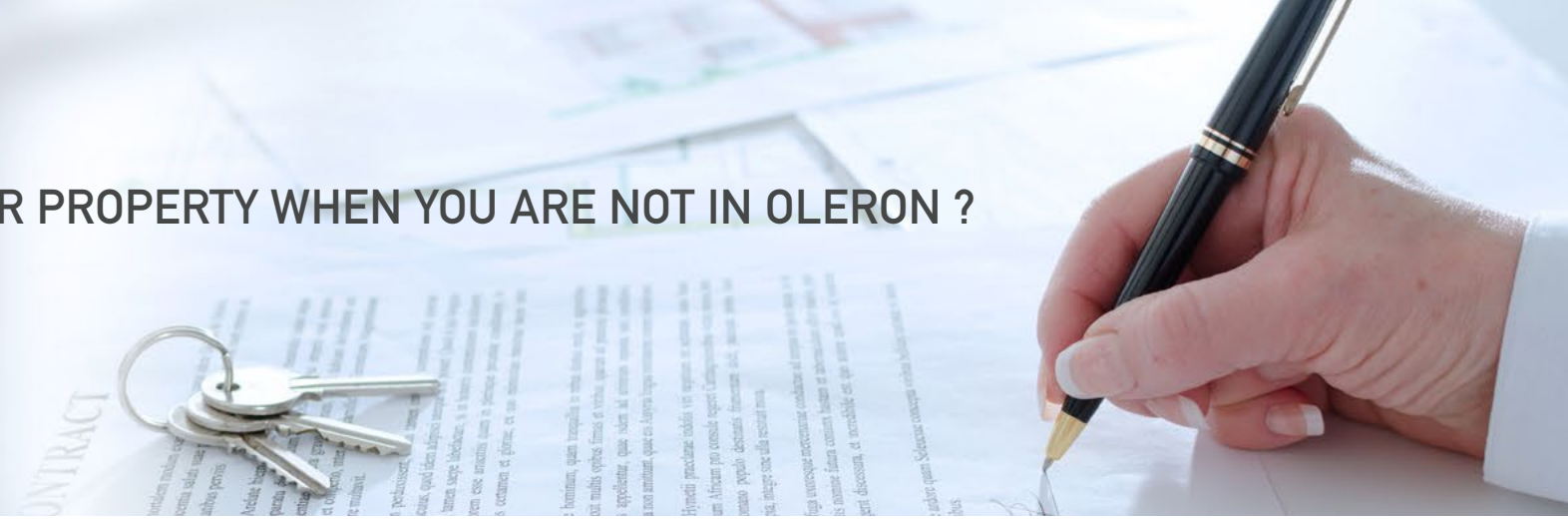


DÉCOR MOOD BOARD  
FOR THE RESIDENCE





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Putting the property up for seasonal rental while you are not staying there. A flexible solution adopted by more and more owners who want to cover their annual costs. With this in mind, **Terrésens can assist you from A to Z in renting out your property.**

Note that some rental solutions can even allow you to recover the entire VAT (20%) on the amount of your purchase.



PATRIMONIAL AND AFFECTIVE PREMIUM

At present, there is nothing like investing in a high-end property in a rare location to secure your assets over time. to invest in a high-end property in a rare location. The fundamentals are there! If, in addition to the pleasure of sharing happy moments with your family, there is also rental income rental income to this precautionary investment, it's definitely the right time to get started.



WATCH OUR VIDEOS TO  
FIND OUT MORE  
ABOUT TERRÉSENS



Our group



Our properties







Terrésens Atlantique is a subsidiary of the Terrésens Group.

- DESIGN AND BUILD

Our Group starts work as soon as a real estate opportunity is found. Following a thorough study conducted by our development department, we carefully select our sites. This choice is key because it ensures the best investment: "location, location, location" is our motto.

We then take the following steps: property market studies, benchmarking, project design with our architects and rental assessments conducted by our management service.

As regards actually building the residences, we act as property developer, co-developer and/or end-user representative.

- MARKET AND ADVISE

Immoé, a subsidiary of the TERRÉSENS Group, markets the properties (apartments, chalets, villas, etc.). To reduce the number of middlemen, we operate with our own network of consultants in France and abroad.

- MANAGE *(OPTIONAL FOR OWNERS WHO WISH TO DO SO).*

For owners who wish to do so, the Terrésens Group can accompany them from A to Z during the seasonal rental of their property.





**OPERATION NAME:**

La Demeure d'IO

**OPERATION ADDRESS:**

128, Rue de la République  
17310 Saint-Pierre-d'Oléron

**OPERATION TYPE:**

French Joint Ownership Tourism Scheme

**UNITS:**

45 apartments and town houses from studio to four bedrooms (T5)

**AMENITIES:**

Indoor swimming pool and wellness area with a jacuzzi, sauna, steam room and sensory shower, Underground parking with pre-equipment for the installation of electric vehicle charging infrastructures, bicycle storage, cellars, etc.

**DEVELOPER:**

Terrésens Atlantique

**MANAGEMENT:**

Terrésens Hôtels & Résidences

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19 bis, Place Tolozan  
69001

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