

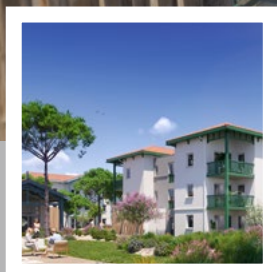
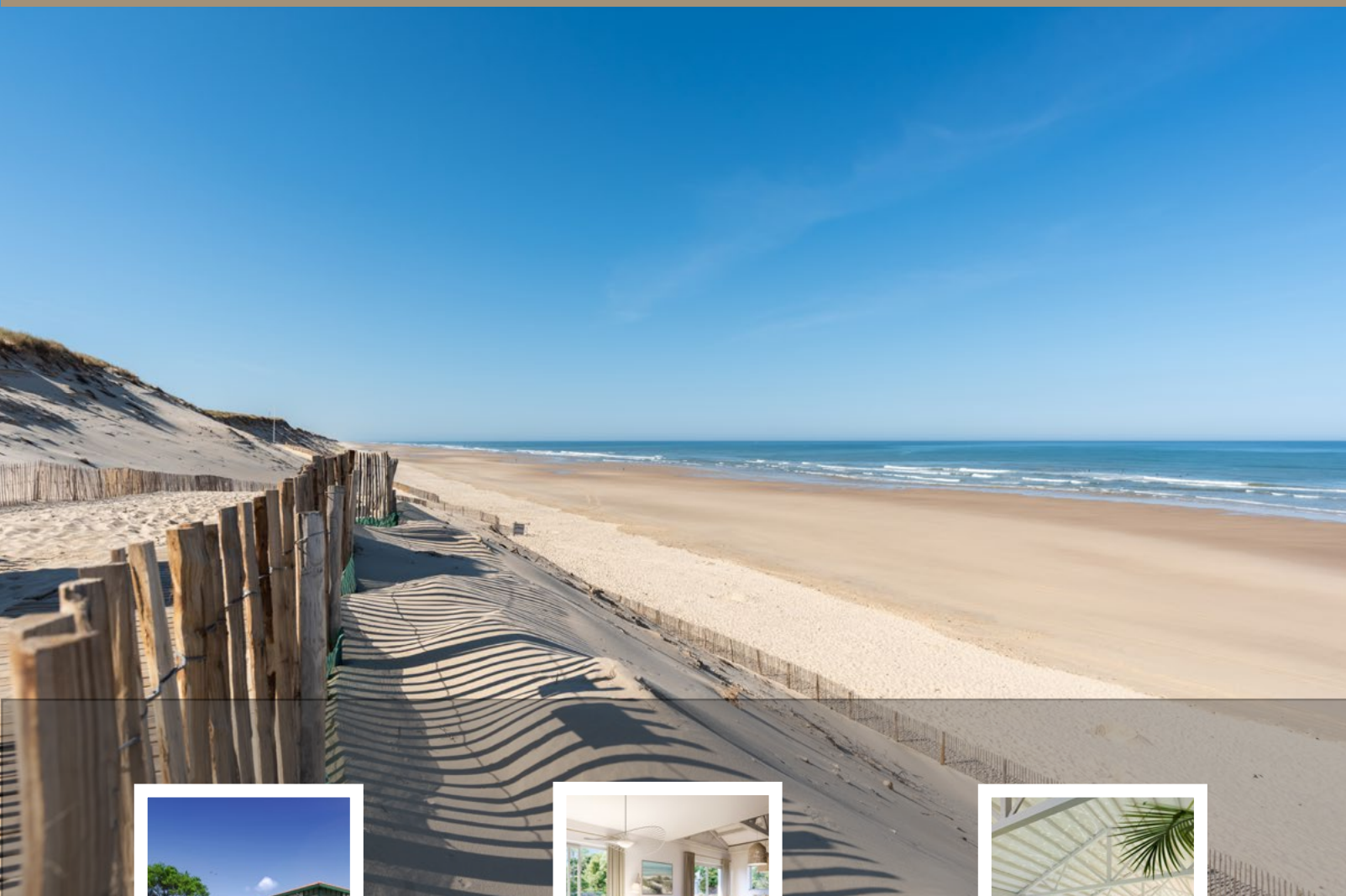


LE DOMAINE DES TAMARIS  
*Nature & Sports*

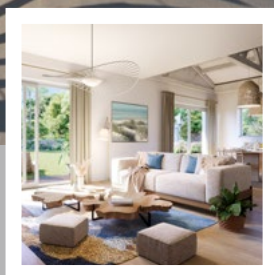
# HOURTIN

• FRANCE (33990)

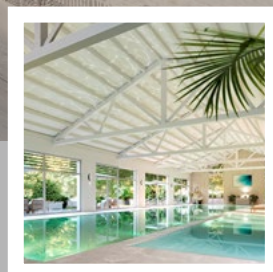
#NATURE #SPORT #FAMILY



Premium lakefront location



Apartments and houses



Pool, wellness area

SPORT AND FAMILY DESTINATION



DESTINATION



THE MEDOC ATLANTIQUE, a destination with a variety of landscapes and activities.

The Gironde estuary is the largest in Europe, the result of a magical mingling of the Dordogne and Garonne rivers. Overlooking the Atlantic Ocean, it's the ideal place for walks, with its many landscapes full of treasures to explore, such as lighthouses, colourful carrelet fishing huts, markets and gastronomic heritage.

Lac de Lacanau and Lac de Carcans-Hourtin are linked by the Canal des Étangs, forming a paradise for water sports enthusiasts. At 6,000 hectares, Carcans-Hourtin is one of France's largest freshwater lakes. It has eight lifeguarded beaches, the eastern part is a Natura 2000 area and on the west side you'll find the pretty village of Piqueyrot in Hourtin and the famous Domaine de Bombannes, a veritable oasis of nature in Carcans Maubuisson.

While its geography is surprisingly unusual, this destination is above all a land of possibilities connected to the ocean. Its diverse nature is surprisingly reminiscent of another West Coast, blending a variety of landscapes, from pine forests to vineyards, a ribbon of wild beaches, an estuary, marshes and lakes. This little taste of California in Bordeaux offers you a true getaway, a return to basics.

ACCESS



- **FROM LYON: 622 km - 6 hrs 15 mins** - Take the A89 motorway - Then the A10 to Bordeaux
- **FROM PARIS: 568 km - 6 hrs 30 mins** - Follow the A10 motorway to Bordeaux
- **FROM THE SOUTH: 560 km - 5 hrs 45 mins** - Take the A62 or A63 motorway
- **FROM BORDEAUX: 73 km - 1 hour 30 mins** - Take the A10 motorway - D1215 - D6



Bordeaux Saint-Jean SNCF TGV station  
Via A630 - 91 km - 1 hr 30 mins



Bordeaux-Mérignac Airport  
Via D3 then D 1215 - 68 km - 1 hr 10 mins



Bac via Royan 59 km - 1 hr 20 mins  
Blaye pier 55 km - 1 hour







Hourtin Port offers a multitude of activities: water sports on the lake, bike hire, mini-golf, wakeboarding with a boat or in the park on the edge of Bird Island, splash park, fishing and more. At Hourtin Port, you'll be spoilt for choice when it comes to sport and leisure activities.

Hourtin Port is a special place on the edge of the lake around 2.5 km from town. It was built in the 1980s during the boom in tourism on the Atlantic coast.

The marina has a capacity of around 500 berths and provides a very pleasant marine atmosphere.

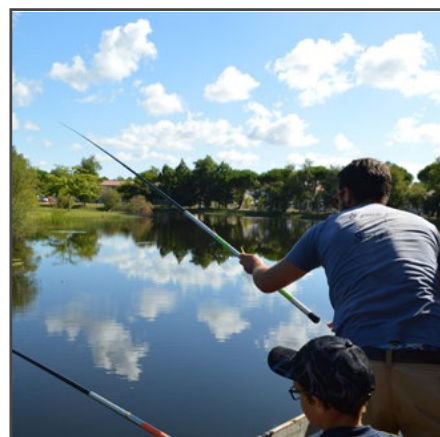
Hourtin Port features two large, beautiful beaches where you can enjoy water that's warmer than the ocean!

Hourtin Plage is around 10 kilometres west of Hourtin Port and offers surf lovers an exceptional spot. Although much less popular than Lacanau, the surf spots at Hourtin Plage are similar, offering long, ideal waves formed by swells, sandbanks and wind.

Hourtin Plage is an ideal starting point for cycling enthusiasts, located in the middle of the Gironde coastline.

The pedestrian-only Île aux Enfants is entirely focused on children. It features everything our young adventurers could hope for: a wooden fort for apprentice knights, a rope pyramid and a gigantic spider's web for budding climbers, a playground with all sorts of features and a host of activities put on by the organisers of this aptly named island.

Hourtin Port also offers restaurants and shops close to the lakeside.







WATER ACTIVITIES

Hourtin offers a wide range of leisure activities and water sports in the lake and the ocean! They include stand-up paddleboarding, aqua speed racing, water skiing and wake boarding, sailing, kayaking, kite surfing, and wave skiing.



SURFING

From Lacanau to Verdon-sur-Mer, there are a multitude of surfing spots along 120 km of coastline, favoured with good weather conditions and set in unspoilt countryside. Surfing is a way of life and a state of mind that can be found in Hourtin!



WINE TOURISM

Explore the famous Route des Châteaux, through the Médoc vineyards and the world's most prestigious wine estates. Médoc vineyards have built up a worldwide reputation, marked by the classification Napoleon III ordered in 1855.

Lose yourself in this ocean of vines, take the back roads and let yourself be carried away by these evocative names: Margaux, Pauillac, Saint- Estèphe, Saint-Julien, Moulis, Listrac. All seasons are ideal for exploring the vineyards.

Plus, there's no shortage of good restaurants in the Médoc region.



TERRA AVENTURA

Download the free Terra Aventura smartphone app and you're ready for a family adventure! There are clues to find, riddles to solve and treasure to search for as little ones and grown-ups explore the playground of their choice... with the excitement of finding the holy grail: the Poi'z.

This fantastic world is a great way to share special moments with your children and discover often unusual places.



LA VÉLODYSSÉE

La Véloodyssée, the French section of the Atlantic Coast Route - EuroVelo 1, is a cycle route that crosses Brittany and follows the Atlantic coast to the Basque coast along a wild and invigorating route.

It's a 1200 km cycle tour with the ocean as a backdrop! Between Roscoff and Hendaye, 70% of the journey is car-free.

Here the route from Hourtin Plage to Bassin d'Arcachon is 63 km.



HIKING TRAILS

Set off to explore Hourtin and its nature reserve on hiking trails, routes or marked circuits. Check out a range of walking routes from Pointe du Verdon-sur-Mer to Bassin d'Arcachon so you can explore the Routes of Santiago de Compostela with total peace of mind.



LAC D'HOURTIN

One of the world's largest natural freshwater lakes in France!

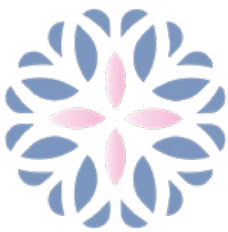
The lake is great for swimming, but there are also plenty of water activities on offer, including stand-up paddleboarding, sailing, kitesurfing, pedaloing and canoeing! You can also enjoy fishing and boat trips. Savour a picnic on Île aux Enfants, a paradise for the very young. After Hourtin Port, explore charming little spots such as Piqueyrot, an old fishing village on the edge of the nature reserve.



LOCATION



Hourtin, a family and sport destination on the shores of one of France’s largest freshwater lakes.



Le Domain  
des Tamaris



Restaurants



Beaches



Aquatic park (water skiing)



Île aux Enfants



Marina



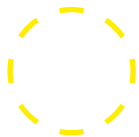
Retail outlets



Pool, wellness  
area and  
gym



Apartments



Stand-alone  
houses

Click to watch the residential  
complex’s film





## RESIDENTIAL COMPLEX



### Le Domaine des Tamaris

Le Domaine des Tamaris is a holiday paradise fully devoted to nature and sport. This private four-star luxury estate is set in three hectares of wooded grounds in a residential area. Studio to T3 apartments and T4 to T5 villas will be built in this natural setting, in harmony with the surrounding nature (oaks, pines, etc.).

The premium location right by the lake means you can take advantage of the many activities on offer in Hourtin Port, including Île aux Enfants.

It's the ideal place to recharge your batteries in the fresh air and enjoy a family holiday!





APARTMENTS

Comfortable apartments with carefully chosen amenities



Le Domaine des Tamaris offers 74 apartments from studio to T3 designed with top-of-the-range quality in mind. These furnished and equipped apartments are tastefully decorated in blue, white and wood tones to reflect a chic oceanic style. Each apartment was designed with the same end goal: to create living spaces fully dedicated to your wellness during your stays. All apartments have a balcony or terrace where you can enjoy the light and views over the landscaped grounds.



Illustrations are provided for information purposes only and are not binding.



## HOUSES

Vast, light-filled living spaces



Illustrations are provided for information purposes only  
and are not binding.





The 30 three- to four-bedroom (T4-T5) homes are designed for your well-being and meet the latest environmental standards. The interiors are ideally arranged with meticulous finishes to meet every desire. With their generous dimensions, the living rooms are conducive to friendly gatherings, while the bedrooms preserve everyone's privacy. The living rooms open onto pleasant landscaped gardens where you can relax in total tranquillity. You will discover quality services, from the entranceway to the living spaces.

Illustrations are provided for information purposes only and are not binding.



AMENITIES



A residence complex focused on sport and wellness

Le Domaine des Tamaris features a 25-metre heated indoor swimming pool, jacuzzi, sauna, steam room and gym. You can enjoy these services year-round.



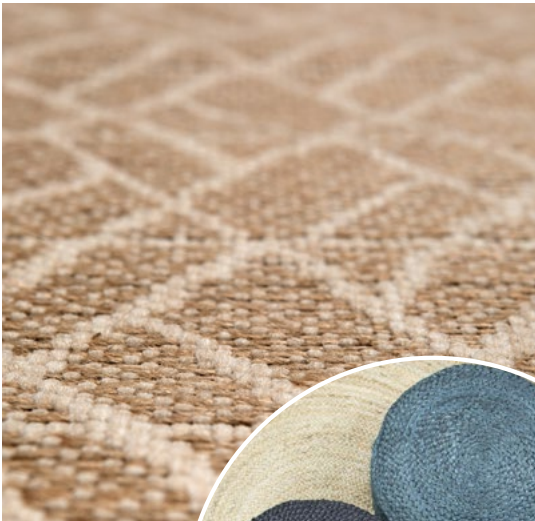
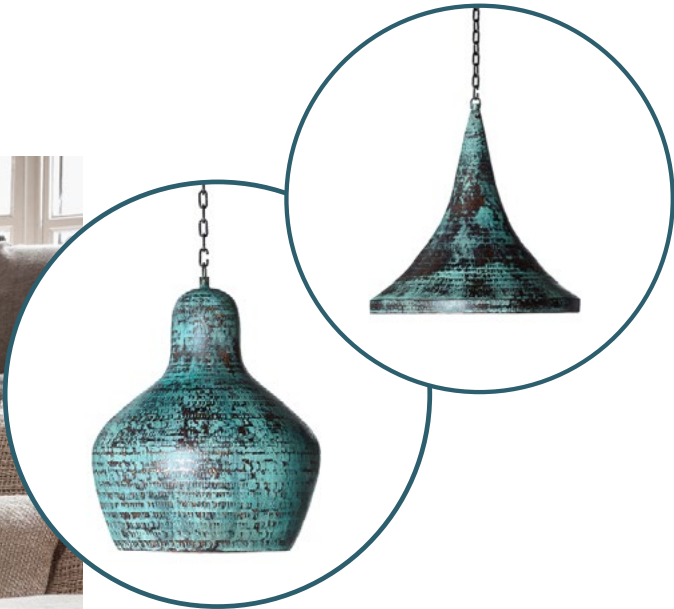
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DECOR



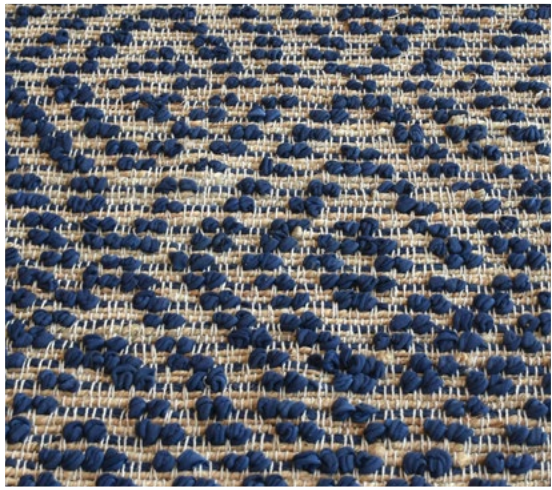
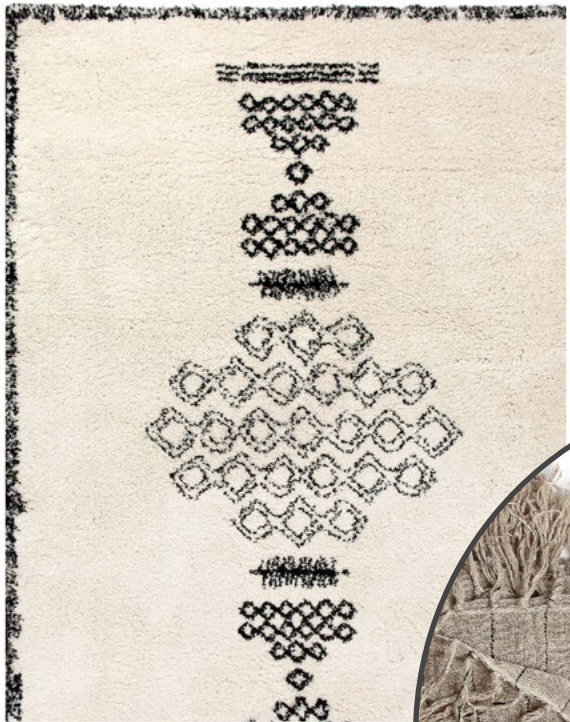
A Bohemian ocean vibe





DECOR

A Bohemian ocean vibe



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



# RENTAL SOLUTIONS

ANYTHING IS POSSIBLE, NOTHING IS IMPOSED!



An investment that won't disappoint:  
**top-of-the-range amenities, premium locations, energy efficiency.**

Renting is easy with  
**a single, available point of contact.**

If owners so wish,  
**Terrésens can help you with every aspect**  
of renting out your apartment for the high season.

## DYNAMIC OPTION

For owners who want to be able to use their apartment whenever they like but still benefit from profitable seasonal rentals:

### COMMERCIAL LEASE: TERRÉSENS VACANCES

- Each year, owner can use apartment whenever they like
- Rentals advertised via the largest tourism distribution networks
- Flexible rental income according to occupancy choices
- VAT recovered (20%) on the sum paid for your purchase\*
- Concierge service

## CLASSIC OPTION

Owner wants to manage the rental process themselves (like an estate agent) without the benefit of VAT recovery.

### NON-EXCLUSIVE MANAGEMENT OPTION: VIA TERRÉSENS AND/OR AN ESTATE AGENT

- Renewable each year
- The few weeks to be rented out can be indicated at any time

## BASIC OPTION

Owner wants to benefit from our para-hotel services while managing the rental of their property themselves.

### TERRÉSENS CONCIERGE SERVICE PARA-HOTEL SERVICES CONTRACT

- We'll organise reception, key hand-over, entry/exit inspections, cleaning, household linen, presentation of wellness areas, etc.

(\*) Claiming VAT: Art. 261 D 4e / Art 271 I and Art 271 IV of the French General Tax Code (CGI); claim back the 20% VAT paid in connection with the purchase of a furnished dwelling offering para-hotel services.

# WHY BECOME AN OWNER WITH TERRÉSENS?



## 01 High-quality accommodation

- A location chosen with care, in accordance with the fundamentals of a successful property purchase and effective seasonal rental (peaceful, residential, close to the beach and shops, etc.).
- Seaside aesthetics in a beautiful landscaped area.
- A high-quality new property, designed to offer comfortable living.
- High energy performance and excellent thermal insulation.
- Sit back, relax, and enjoy the peace and quiet thanks to the new sound regulations.

## 02 Top-of-the-range amenities

- Fully furnished and decorated by our interior designer with high-quality materials.
- A personal cellar for beach items and bike storage room.
- An outdoor space (balcony, terrace, garden) to enjoy the sea air and sunshine.
- A fully fitted kitchen equipped with all electrical appliances.
- Fully fitted bathrooms and shower rooms.
- Ample storage and fitted wardrobes.
- Parking place with pre-installed electric vehicle charging point available.

## 03 Common areas

- Indoor heated pool.
- Wellness areas: sauna, steam room, jacuzzi, beauty rooms, etc.

## 04 Services and guarantees

- You can have peace of mind. Our team provides an on-site presence and assistance for owners throughout the year.
- For homeowners who so wish: benefit from a personal contact person who handles rental and management of hotel services (reception, cleaning, linen) for your property when you're not there.
- You can enjoy free access to all common areas (pool, spa etc.).
- You can take advantage of the new property purchase guarantees: perfect completion, two- and ten-year guarantees.

## 05 Financial benefits

- An ex-tax purchase, save 20% on VAT.
- Reduced notary fees of between 2% and 3%.
- No residence tax on secondary residences.
- Your property generates rental income when you're not staying there.
- Excellent thermal performance, reduced energy costs.
- A property investment with a significant value-creation potential.
- Take advantage of the right to live in a seasonal rental property on the coast (Town-planning permit).





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 SO WISH)

For owners who so wish, the Terrésens Group can accompany them from A to Z when they rent out their property on a seasonal basis.







## LE DOMAINE DES TAMARIS

*Nature & Sports*

HOURTIN (33)

**OPERATION NAME:**

Le Domaine des Tamaris

**OPERATION ADDRESS:**

3 Rue des Mascottes  
33990 HOURTIN

**OPERATION TYPE:**

French Joint Ownership Tourism Scheme

**UNITS:**

74 apartments and 30 villas from studio to T5

**AMENITIES:**

Reception, 25 m indoor swimming pool, wellness area (sauna, steam room, treatment rooms), gym, car park, bike storage room

**DEVELOPER:**

Terrésens Atlantique

**MANAGER:**

Terrésens Hôtels & Résidences

Lyon Head Office  
19 bis, Place Tolozan  
69001

A FRENCH SIMPLIFIED JOINT-STOCK COMPANY WITH SHARE CAPITAL OF €4,000,000  
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**TERRÉSENS**  
ATLANTIQUE

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