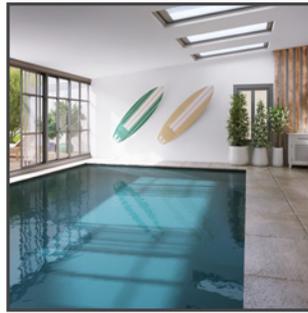


LA DEMEURE
D'IO

— SAINT - PIERRE - D'OLERON (17) —



TERRÉSENS
ATLANTIQUE

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, Boyardville, 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)
- Bouldrome 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 Ile d'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.

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.

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



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.



THE RESIDENCE

Comfort and modernity combined

The residence consists of 44 apartments and town houses ranging from studios (T2) to four bedrooms (T5). Each apartment was designed with the same end goal in mind: to create living spaces fully dedicated to your well-being. Designed and fitted by our architect and interior decorator, the ocean-inspired interiors are the epitome of comfort and refinement.

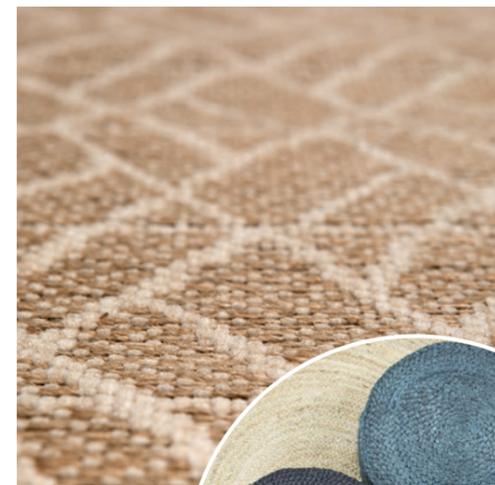
The majority of apartments and town houses have either a private garden, terrace or balcony directly overlooking the central plot so that you can enjoy the relaxing atmosphere.

Numerous quality amenities complete this setting: Equipped kitchens and bathrooms, underground parking with pre-equipment for the installation of electric vehicle charging infrastructures, cellars, bicycle storage, etc.

The rooms of La Demeure d'IO offer a cocooning atmosphere with carefully chosen décor.

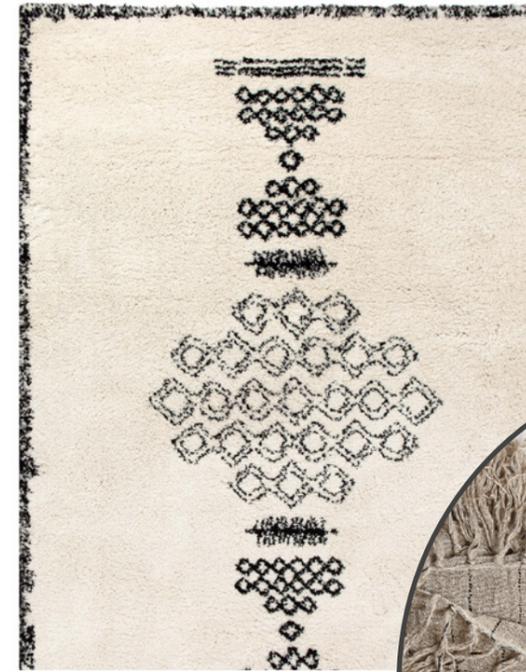


DÉCOR MOOD BOARD
FOR THE RESIDENCE



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



RENTAL SOLUTIONS

Everything is proposed...
nothing is imposed!



DYNAMIC OPTION

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

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.**

Want to be able to use your apartment
whenever you like but still benefit from
profitable seasonal rentals?

CHOOSE OUR
COMMERCIAL LEASE:

TERRÉSENS VACANCES

- Each year, you can control your personal use.*
- Rentals advertised via the largest tourism distribution networks.
- Flexible rental income according to your occupancy choices.
- VAT recovered (20%) on the sum paid for your purchase**.
- Owners' concierge service.

(* Up to a maximum of 182 days per year and for the purchase of a furnished unit offering para-hotel services.

(**) VAT recovery: 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.



CLASSIC OPTION

For if you prefer to plan out
your rentals yourself (e.g., via a
property agency) without receiving
the advantage of VAT recovery.

CHOOSE OUR
MANAGEMENT CONTRACT OPTION:

TERRÉSENS GESTION

- Renewable each year, according to your preference.
- Just let us know at any time which weeks you want to rent out your property.



BASIC OPTION

Want to rent out your property yourself and
only make use of the para-hotel services?

CHOOSE THE PARA-HOTEL SERVICE
AGREEMENT:

TERRÉSENS CONCIERGERIE

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

WHO WE ARE

Professionals
in construction & management!



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

Our management team independently studies, selects and verifies future property development projects to ensure long-term, worry-free management. The team supervises, provides technical oversight and manages all aspects of apartment rental for owners who choose to rent out their properties via Terrésens Hôtels & Résidences.

A subsidiary of the Terrésens Group, Terrésens Hôtels & Résidences works for participating property owners to manage exceptional properties by the sea or in the mountains, including provision of a concierge service before and during their stay.

Terrésens Hôtels & Résidences selects **first-rate destinations with strategic locations** (resort centre, ski-in ski-out, sea view, etc.), to ensure that each managed property is always occupied.

Its teams supervise operations so that all runs smoothly, including cleaning, maintenance and technical oversight of apartments and communal areas.

The dedicated sales team sells holidays at the properties, using European seaside and mountain holiday specialists to rent out owners' apartments.

TERRÉSENS HÔTELS & RÉSIDENCES CONCIERGE SERVICE

Your concierge is at your disposal for all personal requests.

WATCH OUR VIDEOS TO
FIND OUT MORE
ABOUT TERRÉSENS



Our group



Our properties

**SPECIALISING IN SEA AND MOUNTAIN DESTINATIONS
SINCE 2008!**



Examples of proposed services!



Unpacking your
personal belongings



Babysitting



Taxi reservations
Transfers to airports, train stations, etc.



A single
personal
point of contact



Private
chef



Dry-cleaning
service



Private
hairdresser



Medical
assistance

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:

44 apartments and town houses from studios (T2) 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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SAS [FRENCH SIMPLIFIED JOINT-STOCK COMPANY] WITH A CAPITAL OF
€4,000,000
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No. 501 580 211

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