



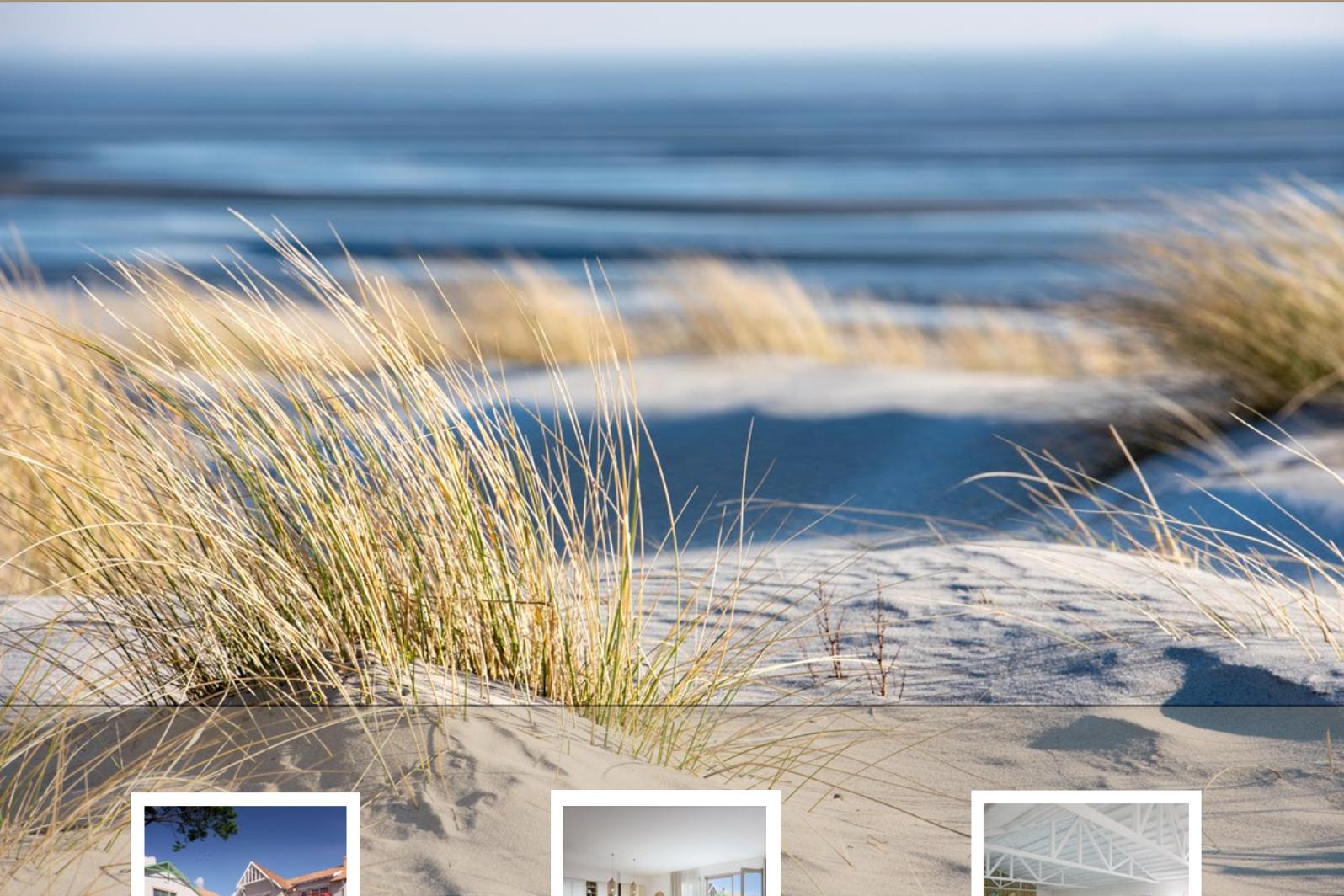
TERRÉSENS
ATLANTIQUE

Les Cottages
DE LA DUNE

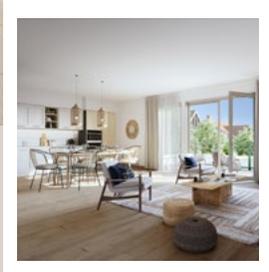
SAINT-BRÉVIN-LES-PINS

• FRANCE (44250)

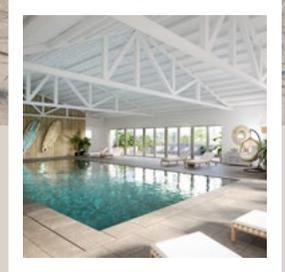
#AN ATTRACTIVE, LIVELY DESTINATION



Town centre



77 apartments ranging from
1-bedroom to 3-bedroom
duplex apartments



Pool, wellness
space, and more

A NATURAL, FAMILY ATMOSPHERE

THE DESTINATION



- Located in the Loire-Atlantique department just one hour from Nantes, Saint-Brévin-les-Pins is a top destination on the west coast of France. An active, protected town, this seaside resort is highly sought after due to its atmosphere and natural surroundings, promoting family-oriented tourism that is both authentic and lively. The resort offers an extremely wide range of cultural and sporting activities that can be enjoyed in an ideal environment.
- Saint-Brévin-les-Pins takes advantage of a sizeable geographic location! You can use Saint-Brévin-les-Pins as a base to go off and discover other authentic villages: La Baule, Pornic, Guérande or even Pornichet. Visitors are nothing but charmed by its jewels, which display a rich, ancestral culture unique to the Pays de la Loire. Whilst passing through, you can enjoy the warmth of the ocean that these seaside treasures offer.

ACCESS



FROM NANTES (IN 1 HR)

Direction Nantes Atlantique airport, then **Saint-Brévin-les-Pins**.

Or, from the north, direction Saint-Nazaire, then **Saint-Brévin-les-Pins**. 445 km.

FROM PARIS (IN 4 HRS 30 MINS)

L'Océane to Nantes.

FROM BORDEAUX (in 4 hrs 5 mins)

A83 - A10 - Bordeaux - Niort - Nantes. Then follow signs for Nantes Atlantique airport, then **Saint-Brévin-les-Pins**.



SAINT-NAZAIRE TRAIN STATION

Direct trains every day from Paris (1 hr 40 mins)

Tours - Saint-Nazaire - Croisic line
LOCATED 11 km from the residential complex (20 mins by car)

PORNIC TRAIN STATION

Paris - Pornic line (between 3 hrs 30 mins and 3 hrs 50 mins)

LOCATED 15 km from the residential complex (16 mins by car)

LA BAULE TRAIN STATION

Paris - La Baule line (3 hrs 30 mins)

LOCATED 30km from the residential complex (27 mins by car)



NANTES ATLANTIQUE AIRPORT

52 km.





Saint-Brévin-les-Pins is a lively seaside resort all year round. Wander around the pedestrian streets of its town centre and discover its daily market, variety of shops, museum, etc. Classed as a French Remarkable Heritage Site (RHS) due to the wealth of its architecture and its scenery, the town's remarkable surroundings are protected. It is the ultimate holiday destination for all those who wish to combine the advantages of a town centre and the ocean.

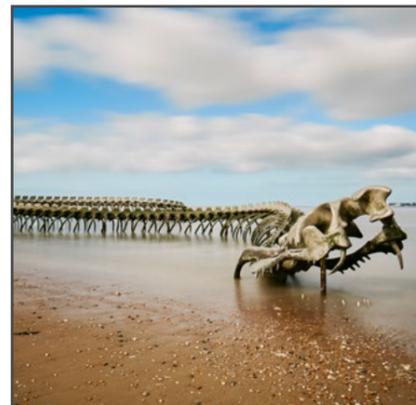
Discover the unmissable places in Saint-Brévin-les-Pins!

The Loire estuary: The Loire estuary is the final destination of this river located in the Loire-Atlantique region, flowing from Nantes to its mouth at the Atlantic Ocean, and comprising part of the Basse-Loire. The estuary is a place where marine waters meet fresh waters flowing from the river bed. The Loire estuary is made up of channels, dotted with islands and surrounded by marshes. It forms a major humid zone on the Atlantic coast and is an important link in the estuary's ecosystem, along with the Grand-Lieu lake, and the marshes of Brière and Guérande.

Megaliths: The Pays de Retz has a very rich megalithic heritage. IN Saint-Brévin-les-Pins, there are two dolmens five menhirs. These monuments date back to the Neolithic period, between V and III millennia before our era.

Religious heritage: Church chapels and shrines, the religious heritage of the Saint Brévin "Sud Estuaire" (South Estuary) unveils itself through its wandering pathways, whilst on walks, at crossroads which bear witness to ancestral worship inextricably linked to the history of the people from here.

Le Serpent de l'Océan (the Ocean Snake): The Serpent de l'Océan is a contemporary open-air work of art, created by the Chinese artist Huang Yong Ping, which appears in harmony with the tides. In the north of Saint-Brévin-les-Pins on the Nez de Chien beach, at the "tranverse limit of the sea", this huge sea snake, whose skeleton appears as if from an archaeological dig, suddenly emerges.





CYCLING

Saint-Brévin-les-Pins has many bike paths to cycle up and down, including two unmissable routes: The Vélodyssée, a mythical cycle path connecting Brittany to the Basque coast. Probably the most well-known of the French long-distance cycling routes, with 1,200 km of marked lanes along the Atlantic. The Loire à Vélo is also a real institution when it comes to cycle tourism in France. It enables cyclists to bike alongside the Loire river safely and discover over 900 km of magnificent French heritage.



WATER SPORTS

Saint-Brévin-les-Pins is a paradise for water sports, which can be enjoyed in all their forms and sensations. The resort is not only well known for kite-surfing, but also for sand yachting, paddelboarding, catamaraning, surfing, water skiing, wind surfing, kiting and more besides.



THE SALT MARSHES

The famous salt marshes can be found not far from Saint-Brévin-les-Pins. You can discover the myriad of landscapes, giving the illusion of true mosaic of colours. Head to the Saline de Moutiers-en-Retz or even the salt marshes of Guérande to discover these masterpieces that have been created by Man over the centuries.



HIKING

Nestled between the Loire and the ocean, between countryside and the coast, 15 signposted pedestrian hiking loops invite you to inhale a large or small breath of fresh air across the Saint-Brévin-les-Pins and Sud Estuaire territory. You can also discover the GR8 long-distance hiking trail and other walking routes to immerse yourself in the local heritage. To be enjoyed all year round, to your heart's content!

Saint-Brévin-les-Pins is renowned for its many different activities. Whether enjoyed on land or at sea, you're sure to find the one that best suits you!



THE MARINE MUSEUM

Close to the Serpent de l'Océan, an ancient fort has been home to the marine museum since 1983. Located in an ancient fort dating back to the 19th century and facing the Loire estuary, this local maritime heritage museum is managed by an association of enthusiasts. It displays ship models in glass cabinets and has a new exhibition with a different theme each year. Located on the cycle routes of the Loire à Vélo and Vélodyssée, the museum awaits you to make some exciting discoveries!



PORT-SAINT-PÈRE WILDLIFE PARK

A unique park in France, Planète Sauvage lets adventurers discover 1,100 animals, of 120 different species, in the space of a day. EITHER on foot or by car, the six universes invite you to meet animals from around the whole world!



GOLFING

Located just 15 minutes away by car from Saint-Brévin-les-Pins, the Bluegreen Pornic golf course offers a magnificent 18-hole course – an absolute must in the Pays de la Loire region. A minigolf course is also available to acquaint the general public and encourage them to take that first step. It's somewhere to discover the game in as close way as possible to the real golf course.



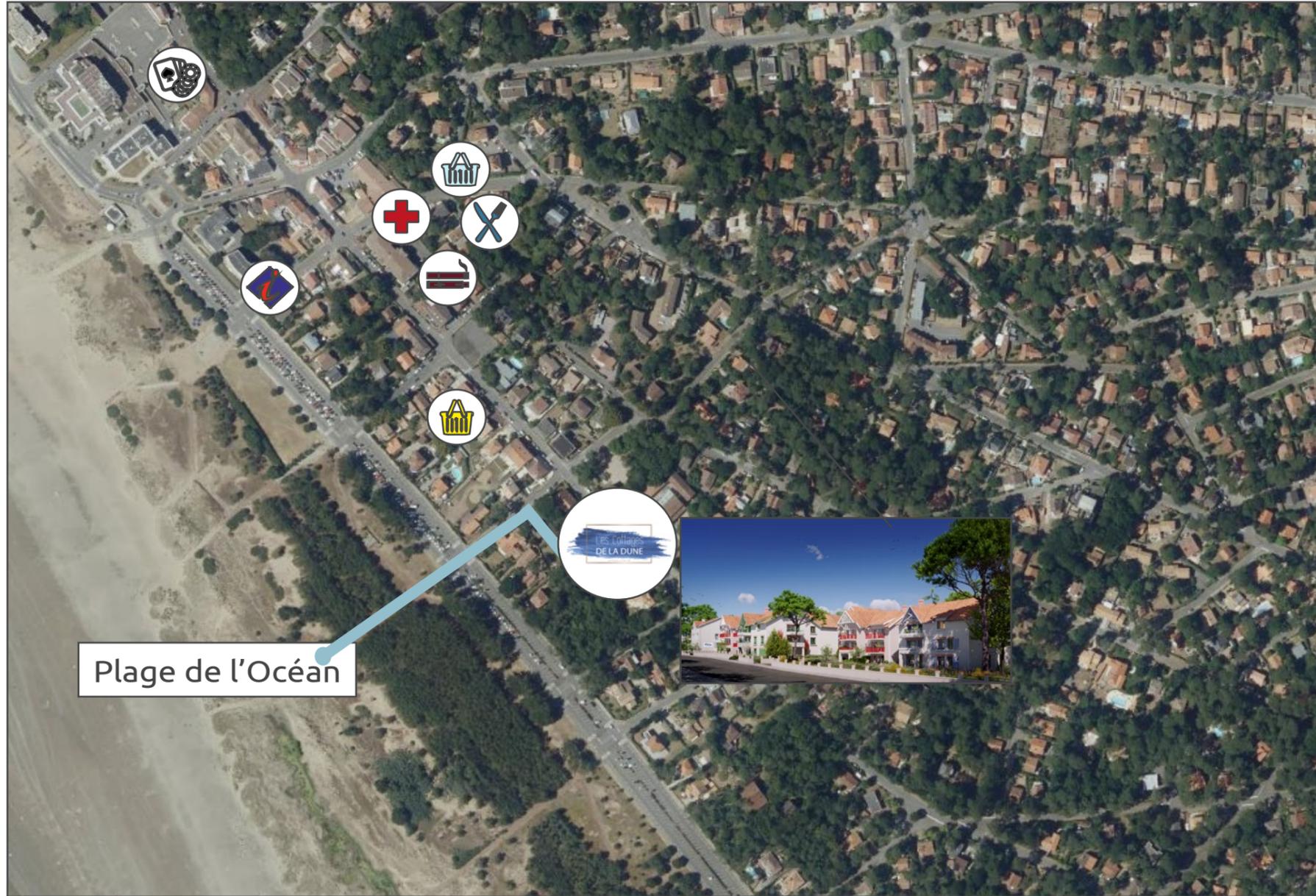
SWIMMING

From the long fine sandy beaches in Saint-Brévin to the Saint-Viaud lake and its leisure park, passing through the Aquajade pool complex, swimming in Sud Estuaire can either be fresh or salt water, open air or indoors, all throughout the year.

AN IDEAL LOCATION



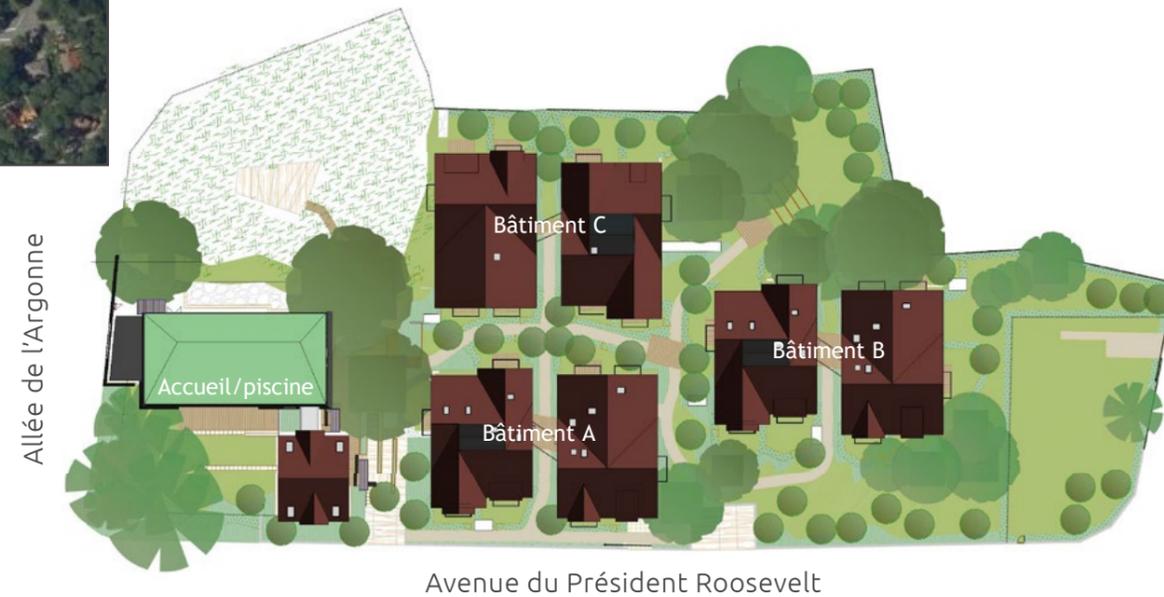
Calm and greenery just a short distance away from the beach and shops!



-  Les Cottages de la Dune
-  Intercommunal Tourist Office, l'Océan neighbourhood (7 min. walk)
-  Carrefour City (4 min. walk)
-  Year-round market, every Saturday (2 min. walk)
-  Restaurants (4 min. walk)
-  Tobacconist/newsagent (5 min. walk)
-  Casino open all year round (7 min. walk)
-  Pharmacy (4 min. walk)
-  L'Océan Beach (200 m: 3 min. walk)

Plage de l'Océan

The residential complex is located in the peaceful, suburban residential neighbourhood of "l'Océan". The beach and shops can be easily accessed on foot from Les Cottages de la Dune.





THE RESIDENTIAL COMPLEX

A residential complex right in the heart of natural surroundings

The Les Cottages de la Dune residential complex is located in the heart of wooded, pedestrian surroundings. You can enjoy the many different varieties of essences and vegetation unique to the region (maritime pines, holm oaks, etc.) planted in the park.

In order to take full advantage of this idyllic setting, all apartments have an outdoor space for you to enjoy (terrace or garden).



Click to watch the film about the residential complex



Illustration is an example of style and is not contractually binding. Please refer to the description.



THE RESIDENTIAL COMPLEX

Elegant, traditional architecture

Les Cottages de la Dune offer 77 apartments ranging from 1-bedroom to 3-bedroom duplex apartments.

The apartments are split across several buildings, whose architecture has been approved by Bâtiments de France – the body who deal with the general landscape and visual aspects of buildings in a planned environment – in keeping with the region’s beautiful seaside villas that date back to the early 20th century.

One of the villas from that period has been conserved and turned into the Reception area.



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THE INTERIORS

Comfort and modernity combined



Each apartment has been designed with the same philosophy: to create living spaces for your well-being.

Designed and fitted by our architect and interior decorator, the Bohemian-inspired interiors are the epitome of comfort and refinement.

Numerous high-quality amenities complement this setting: fully-equipped kitchens and bathrooms, underground car parks, cellars, bike storage rooms etc.



Illustration is an example of style and is not contractually binding. Please refer to the description.



THE INTERIORS

WELCOMING spacious bedrooms

The bedrooms of Les Cottages de la Dune offer a cocooning atmosphere with carefully chosen décor.



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AMENITIES



A comforting interlude

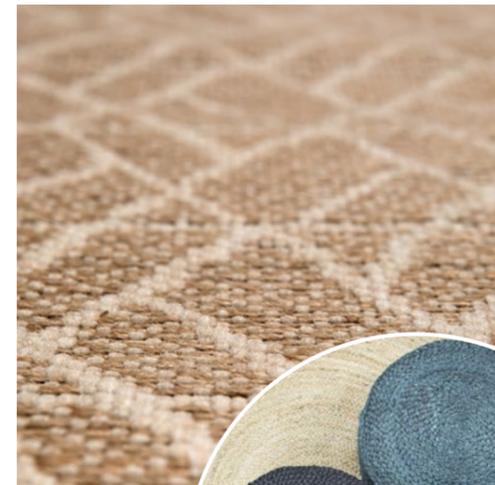
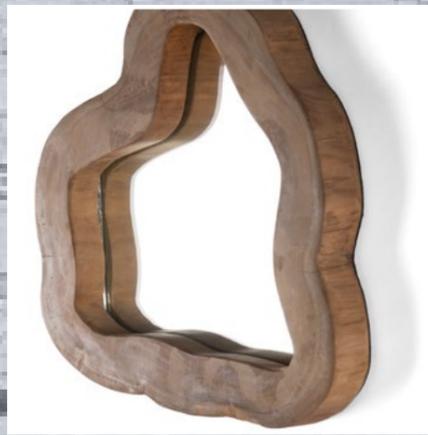
Other amenities add the finishing touches to the complex, such as a 25-m heated indoor pool, a wellness area with sauna, steam room, jacuzzi, beauty room and gym.



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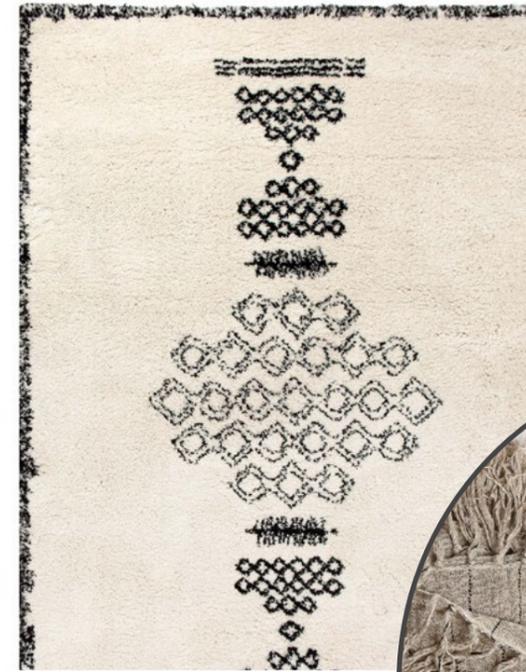
THE DECOR

A Bohemian ocean vibe



THE 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.



In light of the tightening of the rules around seasonal rentals on the coast, it is important for owners to take into consideration the risk, over the medium term, of calling into question their right to rent out new or older apartments on a seasonal basis that do not benefit from precise long-term regulations.

By contrast, through its construction permit, the "Les Cottages de la Dune" programme offers owners a **permanent tourist rental authorisation**.

Over the medium to long term, this provides real visibility into the **generation of seasonal rental income** and, without a shadow of a doubt, will be a **real advantage when the time comes to sell**.

DYNAMIC OPTION



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

OPT FOR THE COMMERCIAL LEASE: TERRÉSENS VACANCES!

- Each year, you 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*.

CLASSIC OPTION



Want to manage the rental process yourself (like an estate agent) without the benefit of VAT recovery?

OPT FOR OUR NON-EXCLUSIVE MANAGEMENT OPTION THROUGH TERRÉSENS AND/OR AN ESTATE AGENT

- 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?

OPT FOR THE PARA-HOTEL SERVICE AGREEMENT: TERRÉSENS CONCIERGE SERVICE!

- 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.

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



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 enjoying 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.
- Handed over with a parking place with pre-installed electric vehicle charging point.

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 ensure an on-site presence and assistance for owners all throughout the year.
- For owners who so wish: benefit from a personal contact person who ensures the rental and management of the para-hotel services (welcome, cleaning, household 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

www.terresens.com

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.





OPERATION NAME:

Les Cottages de la Dune

OPERATION ADDRESS:

85 avenue du Président Roosevelt
44250 Saint-Brévin-les-Pins, France

OPERATION TYPE:

French Joint Ownership Tourism Scheme

TYPE:

77 apartments ranging from 1-bedroom to 3-bedroom duplex apartments
with cellars and underground parking

COMMON AMENITIES:

Reception area, heated indoor pool
sauna, steam room, jacuzzi

DEVELOPER:

Terrésens Atlantique

MANAGER:

Terrésens Hôtels & Résidences

DISCOVER TERRÉSENS
THROUGH VIDEOS



Our group



Our properties

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19 bis, Place Tolozan
69001

A FRENCH SIMPLIFIED JOINT-STOCK COMPANY
WITH SHARE CAPITAL OF €4,000,000
Lyon Business and Companies Register (RCS) No.
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ATLANTIQUE

www.terresens.com

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