

Belle Dune Village

- ✦ On the Picardy coast
- ✦ Between Fort-Mahon-Plage and Le Crotoy
- ✦ Near Abbeville and the Somme Bay
- ✦ 210km from Paris, 130km from Lille and 150km from Rouen



The Picardy coast

A "nature" destination

- ✧ A preserved environment
- ✧ A clientele seeking a quiet location where to recharge their batteries
- ✧ A region with visitors all year round.



The Picardy coast

A triangle of unspoiled nature

From Authie Bay to Mers-les-Bains,
across the Somme Bay to Marquenterre
Park

- ✧ 70km of coastline
- ✧ 400 hectares of protected sand dunes
- ✧ A rich natural environment
- ✧ Exceptional wildlife
- ✧ The Somme Bay, one of the most beautiful in the world



The Picardy coast

Outstanding tourist sites

- * Valloires Abbey and gardens
- * Marquenterre Ornithological Park
- * “La Maison de l’Oiseau” bird centre
- * Le Crotoy harbour
- * The medieval town of St-Valéry-sur-Somme



Belle Dune, a leisure eco-village



✧ A pioneer project which forms part of a scheme to protect and enhance the environment

✧ A leisure eco-village designed to cater for the needs of a clientele which is aware of environmental issues

✧ Partnership with the World Wide Fund for Nature

Belle Dune *an Eco-Village between the dunes and the forest*

- ✧ 250 hectares of sand dunes
- ✧ A *domaine* on the edge of a pine forest
- ✧ A car-free village - in keeping with environmental standards and safer for children



Belle Dune
L'Île aux Oiseaux

Belle Dune

A picturesque village

- * Architecture by Pierre Diener - inspired by late 19th-century Picardy seaside resorts - which blends perfectly into the environment.
- * Landscaping with a predominantly aquatic theme



Belle Dune
L'Île aux Oiseaux

Île aux Oiseaux Houses



Belle Dune
L'Île aux Oiseaux

Île aux Oiseaux Houses



*Belle Dune
L'Île aux Oiseaux*

Île aux Oiseaux Houses

- ✦ Blend in with existing houses
- ✦ A haven of peace just a few minutes from the entertainment at the Belle Dune village, golf course and Aquaclub



*Belle Dune
L'Île aux Oiseaux*

Île aux Oiseaux Houses

Charming architecture

- * Facades with cladding or render in pastel shades
- * Private terraces
- * Decorations: skylights, canopies, bow-windows, valances



*Belle Dune
L'Île aux Oiseaux*

Île aux Oiseaux Houses

Refined, elegant decor

- ✦ Decorated and fitted out in a warm, friendly seaside-resort style



Île aux Oiseaux Houses

Leisure activities for all tastes

Also at Belle Dune:

- ✦ A magnificent and widely-acclaimed 18-hole golf course and club house
- ✦ The Aquaclub: water heated to 29°C, open in winter and summer, wave pool, flumes, whirlpools and more



*Belle Dune
L'Île aux Oiseaux*

Ile aux Oiseaux Houses

Leisure activities for all tastes

Activities available in the village:

- * Tennis, table tennis
- * Archery, pétanque
- * Basketball court, football
- * Sports competitions
- * Children's farm
- * Children's clubs and youth club
- * Restaurant, bar
- * Mini supermarket, shop



Île aux Oiseaux Houses

Leisure activities for all tastes

Nearby:

- ✦ Cycle tracks and footpaths
- ✦ The outstanding beaches of Fort-Mahon and Quend Plage
- ✦ Horse riding, land sailing, catamarans and kites



Belle Dune
L'Île aux Oiseaux

Île aux Oiseaux Houses

Acquisition formula

- * Freehold leaseback
- * Guaranteed return
- * Hassle-free investment
- * VAT rebate
- * Flexible holiday use



Île aux Oiseaux Houses

Getting there



By road

A16 Paris - L'Isle Adam towards
Beauvais/Amiens/Calais
Exit 24: Quend-Plage-Les Pins/
Fort-Mahon



By train

Rue railway station (10km)



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Belle Dune
L'Île aux Oiseaux