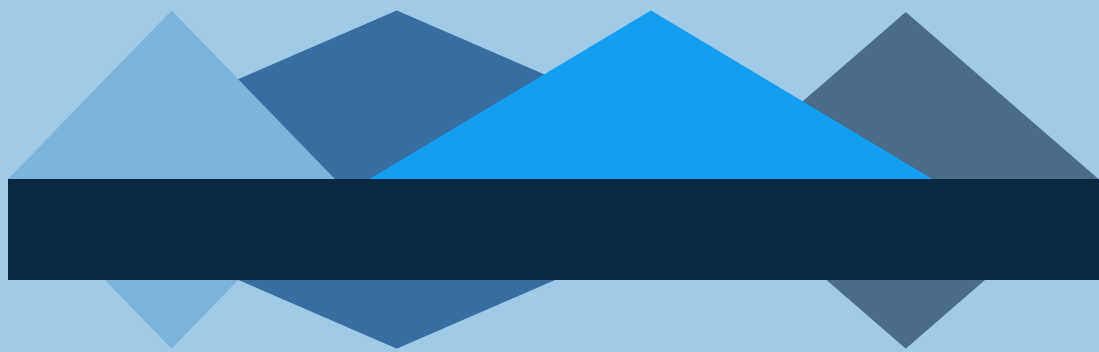




Information Memorandum 2025

LaVieVoyage Resort Hotel



Investment in a hotel room - South of France - Occitanien

A Perfect Balance of Tranquility and Life

With its mild climate, picturesque villages, and scenic surroundings, the South of France offers a unique lifestyle in harmony with nature. Here, you can enjoy peace and quiet while still being close to vibrant cities, world-class vineyards, and the sparkling Mediterranean. The charming restaurants, lively bars, and the serene atmosphere of the French countryside make this an ideal place for both relaxation and adventure, offering a perfect blend of culture, gastronomy, and natural beauty.

Investing in hotel rooms can be a lucrative and strategic way to diversify your portfolio, offering both passive income and attractive returns. When you invest in a hotel room, you're essentially purchasing a share of the hotel, which includes rights to the property, and benefiting from the established hotel operations. This model allows investors to tap into the hospitality sector without taking on the complexities of managing the day-to-day operations themselves, making it an appealing option for those seeking financial growth with minimal involvement. We are proud to present a truly unique investment opportunity: an exceptional forestry estate located in the picturesque and historic town of Uzès, in the heart of Occitanien in the South of France. Spanning a remarkable 352 acres of lush, forested land, this estate offers not only a stunning natural setting but also the potential for significant returns in the growing hospitality sector, supported by increasing tourism and demand for exclusive accommodations.

One of the key benefits of investing in hotel rooms is the potential for passive income. The hotel management team handles all operations, meaning you can enjoy a steady income stream without the responsibility of managing the property yourself. With a significantly lower initial capital investment compared to purchasing an entire hotel or larger property, hotel room investments can be an accessible entry point into the real estate market. Hotel room investments can also offer attractive returns that often outperform traditional real estate investments. Depending on the location and management quality, investors can see annual returns of 15-25% or even higher, making this a compelling choice for long-term wealth accumulation.

The Estate and Its Potential

Currently, the estate features a charming property with 16 existing rooms, but that's just the beginning. This is an exclusive chance to invest in a new hotel development with a total of another 25 rooms, designed to offer a high-end, luxurious experience for guests. Out of these, all 25 rooms are available for sale as investment opportunities, allowing you to own a piece of this unique, premium hotel property.

Premium Hotel Investment: Own Your Hotel Room

This innovative investment model allows you to purchase a junior suite in the newly developed hotel. The rooms range in size from 35-55 square meters and have been designed to blend perfectly with the charming, elegant atmosphere of the South of France, ensuring they attract high-end clientele. Whether used for seasonal vacations, short-term stays, or as a retreat for discerning guests, the hotel will offer a premium experience in a sought-after location. By owning a hotel room, you secure a stake in a thriving hotel business, benefiting from the passive income generated through bookings, without the hassle of managing the property yourself. This offers you the chance to enjoy direct returns on investment, while the hotel management handles all operations, from guest services to marketing.

Why Invest in This Hotel Room Opportunity?

Stunning Location: The estate is in the Occitanien region, renowned for its natural beauty, Mediterranean climate, and proximity to some of France's most iconic historical sites. With easy access to the charming town of Uzès, and only a short drive from major cities like Nîmes and Avignon, this region continues to see growing demand from both tourists and investors.

Affordable Entry into Luxury Hospitality: Investing in individual hotel rooms is a more affordable alternative to purchasing an entire hotel or large commercial property, making this an excellent opportunity for those seeking exposure to the hospitality sector without the complexity of full property ownership.

High-End Clientele: With its serene surroundings, upscale design, and proximity to world-class attractions, the hotel is poised to attract a steady flow of affluent visitors seeking a luxurious escape in the South of France.

A Unique Blend of Luxury, Nature, and Investment Potential

This exceptional forestry estate represents a rare opportunity to invest in a luxury hospitality venture that combines the best of both worlds: the natural beauty of the South of France and the luxury appeal of a top-tier hotel. With its prime location, exclusive offering, and high-end design, the hotel rooms promise to be an attractive investment for both short- and long-term returns.

Whether you are looking to diversify your portfolio or seeking a piece of the South of France's real estate market, this investment opportunity allows you to own part of a premium hotel property while enjoying the benefits of passive income and a piece of one of France's most desirable regions.

Strong Rental Yields: Thanks to its prime location, high-end design, and professional management, the hotel rooms are expected to generate attractive rental yields. As a passive investor and hotel-room owner, you will receive a share of the revenue generated by the property, with the potential for annual returns.

Passion for Nature and Sustainability: The estate's large forestry component offers an additional appeal to nature-loving guests, promoting eco-tourism and sustainable tourism practices, which are increasingly important in today's travel market.

Why South of France?

As the South of France continues to be one of the most sought-after destinations in Europe, properties like this are becoming increasingly rare. The combination of natural beauty, luxury amenities, and sustainable tourism makes this hotel investment not only a profitable opportunity but also a chance to be part of a high-end hospitality project in a region known for its exclusivity and charm.

France has long been considered one of the most attractive real estate investment markets in Europe, offering a combination of stability, strong demand, and diverse opportunities. As the second-largest economy in the European Union, France provides a wide range of investment options, from residential and commercial properties to more niche markets like hotel rooms and luxury estates. The country has a robust and diversified economy, which provides a solid foundation for long-term investment.

A steady growth, coupled with its status as a major global economic power, means that France offers a relatively stable environment for investors. Additionally, France’s membership in the European Union and the Eurozone ensures access to a large and integrated market, contributing to its economic stability. The French real estate market is varied, offering a wide range of investment opportunities depending on your strategy and goals:

Residential Real Estate: It continues to attract domestic and international investors. Paris, Marseille, Toulous in particular, remains one of the most desirable locations for luxury properties and high-demand rental markets.

Tourism-Driven Investment: France is the world’s most visited country, attracting millions of tourists each year. This makes it an ideal market for hotel room investments, short-term rentals, and holiday homes. Regions like the French Riviera, the Alps, and wine-growing areas like Occitanie in South of France are particularly attractive for such investments.

Tourism and Hospitality Sector

France’s tourism industry is a major driver of economic activity, making it a prime location for hotel and hospitality-related investments. The French government continually invests in infrastructure and marketing to maintain the country’s appeal to international travelers. This is particularly relevant for investments like hotel room ownership, where investors can benefit from a steady stream of tourism-driven demand. For example, the French Riviera and regions like Occitanie are consistently in high demand, offering strong potential for returns.

France offers attractive rental yields, particularly in high-demand areas in Occitanie. Additionally, the demand for vacation homes and short-term rentals is rising, driven by international tourism. In major cities and regions the demand for rental properties continues to be high, ensuring relatively low vacancy rates. France has a well-established legal system that provides strong protection for property owners. The country’s real estate laws are transparent and provide legal certainty, making it easier for both domestic and international investors to navigate the market. Furthermore, France’s property rights are well-protected, and foreign investors have the same rights as domestic ones, ensuring a level playing field. French real estate has historically shown steady capital appreciation. While the market can experience fluctuations, long-term growth trends have been positive, particularly in major cities and popular tourist regions. This makes France an attractive proposition for investors looking for both capital growth and income.

Food & Wine in South of France

The South of France is a culinary paradise, blending Mediterranean flavors, rich regional traditions, and an abundance of local ingredients. From the rugged hills of Provence to the vineyards around Occitanie, the region offers a diverse range of food and wine experiences, making it one of the best places to indulge in gastronomy and fine wines. It is home to some of the country’s most beloved wine regions, with a rich tradition of vineyards producing everything from robust reds to crisp whites and world-famous rosé wines.

Here are some of the best wine regions and what to look for:

Provence: Known for refreshing rosé wines, perfect with seafood. Top regions are Côtes de Provence, Bandol, Cassis.

Occitanie: Offers a variety of reds, whites, and rosés, with Syrah and Grenache. Top regions are Corbières, Minervois, Fitou.

Châteauneuf-du-Pape: Bold reds from Grenache, Syrah, and Mourvèdre. Top regions are Châteauneuf-du-Pape, Gigondas.

Côtes du Rhône: Medium-bodied reds and aromatic whites. Top regions are Côtes du Rhône, Tavel (rosé).

Roussillon: Famous for rich, sweet, fortified wines like Banyuls. Top regions are Banyuls, Collioure.

Wine and Food Pairing in the South of France

Pairing food and wine in the South of France is all about complementing the fresh, vibrant flavors of the region with wines that mirror those qualities. Here are a few pairings to try:

Bouillabaisse + Rosé: Rosé balances the richness of the stew.

Ratatouille + Languedoc Red: Red wine complements the vegetables.

Salade Niçoise + Côtes du Rhône Blanc: White wine highlights the freshness.

Daube Provençale + Châteauneuf-du-Pape: Bold red wine pairs with the beef stew.

Cheese & Tapenade + Rosé: Rosé complements cheeses and tapenade.

Markets and Wine Tastings

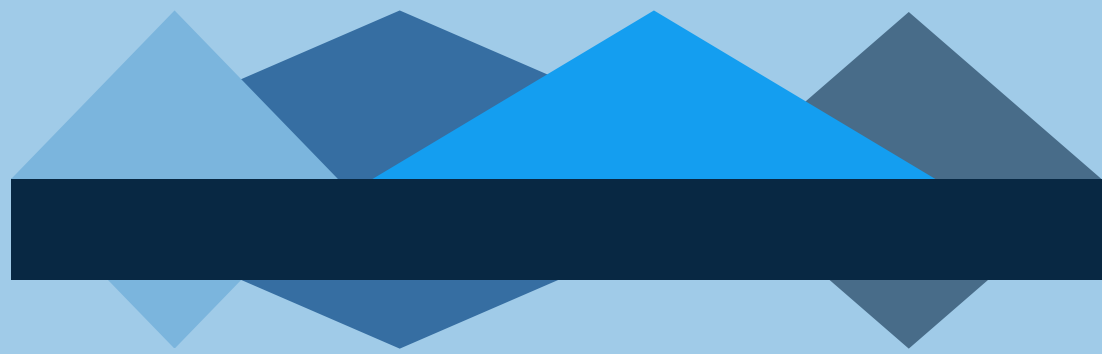
No visit to the South of France is complete without exploring its vibrant markets, where you can taste fresh produce, cheeses, cured meats, and olive oils. In Uzès, the Place aux Herbes market offers an authentic taste of the region with fresh fruits, vegetables, and artisanal products. Wine lovers can visit local caves and châteaux for tastings, often paired with vineyard tours. Regions like Châteauneuf-du-Pape, Bandol, and Corbières offer some of the best wines in the South of France. France’s real estate market also presents diverse investment opportunities in residential, commercial, and hospitality sectors, supported by a strong economy and thriving tourism. However, property transaction costs, including notary fees and registration taxes, range from 7% to 10%, and market fluctuations can impact investments, particularly in less sought-after areas. Strict short-term rental regulations require investors to stay informed, especially in tourist-heavy locations.

For passive income, hotel room investments in popular destinations can be lucrative, offering stable returns with professional management. With the right strategy and market knowledge, investing in France can be a profitable way to grow your portfolio while benefiting from the country’s dynamic property landscape.

Vineyards in Southern France

Southern France is a paradise for wine lovers, known for its bold reds, fruity rosés, and refreshing whites. The Mediterranean climate is ideal for winemaking, and vineyards are plentiful. Languedoc-Roussillon (now Occitanien) has gained global recognition for its modernized wine production, offering full-bodied reds. Provence is the heart of rosé, while the southern Rhône Valley boasts renowned wines like Gigondas and Ventoux.

Visiting a vineyard is a memorable experience. Many estates are well-marked, with websites providing details on tours and tastings. During peak season, extended hours and on-site hotels or restaurants make it easy to immerse yourself in the world of wine.



Uzès - The Free-Spirited Town at the Sources of the Gardon River

In the quest for charming villages in Languedoc, we found our property at a picturesque town called Uzès nestled among the hills at the border of Provence. This historic town is not only home to the springs that have supplied water to the city of Nîmes for over 2,000 years via the iconic Pont du Gard aqueduct, but it has also served as a sanctuary for free-thinking entrepreneurs since medieval times. Uzès is most likely one of the most charming medieval villages in France, and it truly lives up to its reputation. The journey to Uzès from Avignon or Nîmes is a scenic one, marked by avenues of tall, slender plane trees designed to shield travelers from the wind. Fields of gnarly grapevines stretch out as far as the eye can see, their twisted shoots reaching towards the sun. The soil here is rich with ancient Roman pottery shards, offering a tactile connection to the area’s deep history. From Pont du Gard, the land gently rises, and one can only marvel at the engineering feat of the aqueduct: how did the Romans manage to create such a precise incline, allowing water to flow 50 kilometers to Nîmes with a mere 12 meters of descent?

Why Invest in Uzès?

The South of France, specifically Uzès, is an increasingly attractive destination for real estate investors looking for both charm and strong potential returns. Nestled in the beautiful region of Occitanie, Uzès is a picturesque town known for its rich history, stunning architecture, and proximity to natural beauty, making it a prime location for those seeking both lifestyle and investment opportunities. Uzès, often referred to as one of the most charming towns in the South of France, has a unique blend of historical character and modern amenities. The town’s medieval center, with its narrow streets, ancient architecture, and vibrant market, creates a magnetic appeal for both tourists and long-term residents. It’s also located near the Pont du Gard, a UNESCO World Heritage site, which further enhances its attractiveness to visitors.

For real estate investors, this means steady demand for holiday homes, vacation rentals, and even luxury properties. The area’s aesthetic charm and rich history also offer significant opportunities in the luxury real estate sector, where buyers are willing to pay a premium for historical or well-restored properties.

Uzès benefits from being well-connected to larger urban areas such as Nîmes (about 25 km away), Avignon (about 40 km), Montpellier and Marseille (around 80 km), making it an ideal place for those who want a peaceful countryside lifestyle but still need access to urban conveniences. Additionally, Nîmes has an international airport, offering easy access for both domestic and international travelers. This adds a layer of accessibility that can boost the potential for both short-term rental properties and those looking for second homes.

Real Estate Opportunities and Growth Potential (Part 1)

With its stunning landscapes, historical charm, and relaxed lifestyle, Uzès has become a popular destination for those seeking a second home in the South of France. The town offers excellent opportunities for holiday rental properties, where investors can enjoy passive income through platforms like being owner of a hotel room. Although Uzès is not as famous as some of the larger cities in the South of France (like Nice or Marseille), it offers competitive rental yields relative to its charm and demand.

Investors looking for properties in the town’s historic center can often secure higher-than-average returns, particularly if they invest in high-end or well-restored properties. The growing appeal of the region, combined with a steady influx of tourists, makes Uzès a promising spot for those interested in the short-term rental market. While real estate prices in Uzès tend to be more affordable compared to more famous towns like Saint-Tropez or Cannes, prices have been steadily rising as the area gains popularity. This offers investors the opportunity for both capital appreciation and a steady income stream from rentals.

Real Estate Opportunities and Growth Potential (Part 2)

However, compared to larger French cities, Uzès is still somewhat underpriced, which means there is room for growth and potential profit in the coming years. Uzès is surrounded by stunning landscapes, including the Cévennes National Park, Provence, and the Camargue region, which adds an additional layer of appeal for those interested in nature and outdoor activities. Investors looking to capitalize on luxury vacation homes or rural retreats will find a market for properties that blend elegance with accessibility to these natural attractions.

The region offers diverse landscapes, rich culture, and an idyllic atmosphere for both relaxation and adventure. Visitors can explore charming villages, beautiful countryside, and enjoy outdoor activities year-round. Uzès offers an excellent quality of life, which is often cited as one of the town’s strongest selling points. It combines a slower-paced, relaxed environment with modern comforts, a vibrant food scene, excellent local markets, and an overall very pleasant climate. This makes it a highly attractive destination for expats, retirees, and families, increasing the demand for both long-term and vacation rental properties. Uzès hosts several cultural events throughout the year, including the famous Uzès Festival of Classical Music and local food and wine festivals. The town also celebrates medieval fairs and other regional events, which attract tourists and provide additional opportunities for event-driven rental income.

Uzès offers a compelling mix of beauty, history, and investment potential. Whether you’re looking for a second home, a vacation rental, or a long-term investment property, this charming town in the South of France has much to offer. With its combination of historic appeal, growing demand from both French and international buyers, and potential for capital appreciation and rental income, Uzès is a strong contender for anyone looking to invest in French real estate.

A Town Steeped in History

Uzès has been a vibrant trading hub since the Romans began channeling water from the springs around 50 BC. Over the centuries, it evolved into a bishopric during the medieval period, and it was one of the few towns where Jews were allowed to trade. In 725 AD, the Moors from Spain set up their northernmost outpost here, leaving a lasting imprint on the region. Over the following centuries, Arabic influences permeated the area, especially during the Albigensian Crusades, a turbulent time in the region’s history. One of the most notable features of Uzès is the Tour Fenestrielles, a stunning 42-meter-tall bell tower dating back to the 12th century. Standing next to the cathedral, this tower is decorated with double windows from top to bottom, giving it a distinctive appearance that echoes Italy’s famous Leaning Tower of Pisa. The town of Uzès, situated at the crossroads of Occitania, Provence, Ligurian, and Lombardian cultures, has been a melting pot of different influences for centuries. The tower, still intact today, is a symbol of the town’s medieval resilience. The cathedral beside it, however, has been destroyed multiple times, first during the Crusades against the Albigensians, then during the Religious Wars of the 1500s, and again during the French Revolution.

The Market Square: Heart of Uzès

At the heart of Uzès lies the Place aux Herbes, a large square that has hosted a market almost every Saturday since the 1200s. Fresh produce, spices, textiles, and other goods are sold in the square, as they have been for centuries. The square is surrounded by charming arcades, offering plenty of shade and delightful shops and restaurants to explore.

Château du Duché: A Glimpse of Royal History

After a satisfying meal, take a short walk to admire the Château du Duché, one of the first ducal palaces in France. The castle’s impressive towers span several architectural styles, from the medieval keep to the Renaissance rooftops. It is the residence of the Duke of Uzès, the only family in France still holding royal privileges.

The Town's Wealth and Textile Legacy

Uzès and its surrounding area were once renowned for their textile industry, particularly the creation of serge — the fabric from which denim was first woven. The blue working trousers we now know as jeans were originally made from serge de Nîmes, a durable fabric woven and dyed locally. Many Protestant families, who had to flee during the Religious Wars, brought this textile knowledge to England, where it became known as tweed.

If you’re a fan of sweets, take a trip to the Haribo Candy Factory on the outskirts of Uzès, which also houses a small museum dedicated to the history of the brand. Haribo has been crafting its famous candies, particularly those made from licorice, since 1862.



Archaeological Wonders and Green Spaces

A fascinating recent discovery in Uzès was a well-preserved Roman mosaic, dating back over 2,000 years. Unearthed in 2017 during the demolition of the old gendarmerie building, it offers a glimpse into the area’s ancient past. For garden enthusiasts, Jardin Médiéval provides a peaceful retreat, where visitors can explore medieval herbs and plants used in traditional apothecaries. For a more panoramic experience, climb the 100 steps to the top of the tower, where you’ll be treated to sweeping views of Uzès and the surrounding countryside.

Exploring the Surroundings

For those with a car, there are many exciting excursions to take in the nearby hills. One highlight is the Camp de César, an archaeological site where Roman soldiers once camped. The nearby Vallée de la Cèze nature reserve, with its dramatic landscapes, is also worth exploring. The Cèze River and its tributary create a lush, almost jungle-like environment, offering beautiful hiking trails and some of the most stunning natural scenery in the region.

A Perfect Day in Uzès

Our tip for the perfect day in Uzès: Pack a simple picnic of bread, cheese, fruit, and a good rosé, and enjoy it on the city’s walls, overlooking the stunning landscape. From there, you can imagine how the ancient aqueduct wound its way through the land, from Fontaine d'Eure to the magnificent Pont du Gard, all the way to Nîmes. For those who prefer a bit more activity, you can rent a bike or enjoy a walk along the Voie Verte trail, which leads all the way to Vers Pont du Gard — a beautiful way to explore the region at your own pace.

Uzès is a place where history, culture, and natural beauty come together in perfect harmony, making it a must-visit destination for anyone traveling through southern France.





Discover Marseille from the Sea – An Unforgettable Boat Tour with Fountaine Pajot 44

Exclusively for our guests, we offer an unforgettable Mediterranean experience at sea off the coast of Marseille. Marseille is not just a fantastic city on land – it’s also a gem on the water! As one of the Mediterranean’s most iconic port cities, the sea has always played a central role in the city’s history and culture. And what could be better than experiencing this incredible city and its surroundings through an exclusive boating adventure?

With us, you’ll have the chance to discover Marseille from a completely new perspective. Our newly acquired catamaran, Fountaine Pajot 44, is the perfect vessel for a luxurious and comfortable experience, whether you’re looking for a relaxing day trip or a longer multi-day excursion. The modern design and stable construction make the journey both safe and enjoyable, while offering you stunning panoramic views of the beautiful coastline and picturesque towns around Marseille.

Whether you’re seeking a tranquil day on the water, spending hours watching the sunset, or if you prefer exploring spectacular cliffs and hidden coves along the coast, we have something for you. Our expert guides and captains will ensure that you receive a personalised and tailored experience, offering interesting insights into the places we visit, while giving you plenty of opportunities to relax and unwind.

Our catamaran doesn’t just offer a calm sailing experience – you’ll also get to feel the fresh sea breeze, enjoy the crystal-clear waters, and admire the majestic coastline in a way few others can. Imagine sailing past historic fishing villages, impressive cliffs, and hidden beaches that can only be accessed by boat. A day trip lets you enjoy all this, while our multi-day excursions give you the time to truly soak in everything that Marseille and its surroundings have to offer.

Logistics and Economics in Perfect Harmony

We ensure your experience is both smooth and cost-effective. From booking to arrival, we make it easy for you to enjoy your journey without worries. Our crew takes care of all the details so you can focus on creating lifelong memories. Let us take you on a journey that offers both freedom and relaxation, while exploring one of the Mediterranean’s most charming and historic coastlines. Whether you want to enjoy a day on the water or embark on a longer multi-day journey, we are here to make your experience truly exceptional.

Sail with Us – Experience Marseille from the Water, an Unforgettable Adventure

Exclusive Experience: Enjoy sailing on a luxurious and modern catamaran, designed to offer you both comfort and style. Experience ultimate freedom on the water with our state-of-the-art vessel, making every moment at sea a memorable part of your journey.

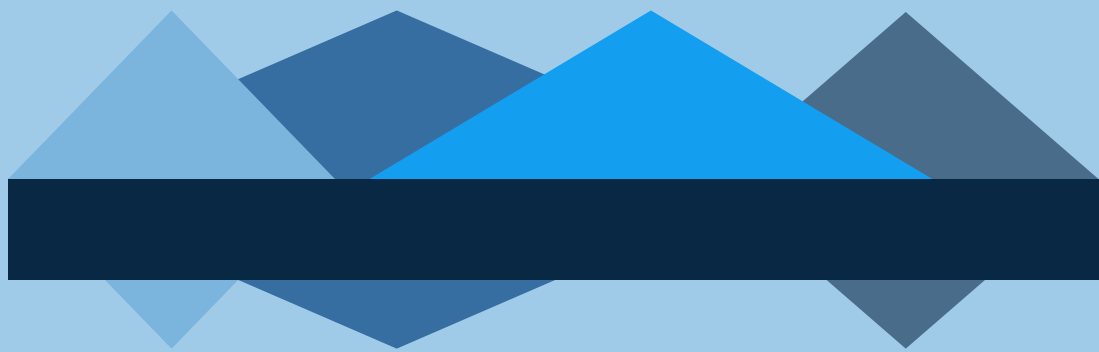
Tailored Tours: We offer both day trips and multi-day excursions that can be fully customized to meet your needs. Whether you’re seeking a peaceful day on the water or an adventurous exploration of the coastline, we’ll create the perfect tour for you, your family, or your group.

Professional Captain and Crew: Our experienced captain and knowledgeable crew will ensure a safe and personalized experience from start to finish. We handle all the details so you can relax and enjoy your time on the water.

Unforgettable Views: Sail along Marseille’s stunning coastline and explore hidden coves, historic fishing villages, and majestic cliffs – all accessible only by boat. Each tour offers a range of breathtaking views and scenic experiences that you’ll remember for years to come.

Logistics and Economics in Balance: We make it easy and affordable for you to enjoy this exclusive experience. From booking to execution, we ensure your journey is smooth and stress-free while keeping our prices competitive to offer you the best possible value.





Investing in France

Investing in France can be both an exciting and profitable opportunity, but it also involves certain risks and considerations that need to be carefully evaluated. While the advantages generally outweigh the disadvantages, here is an overview of the pros and cons of investing in France. Advantages:

Strong and Diversified Economy:

France is the sixth-largest economy in the world and offers a wide range of investment opportunities. From real estate and publicly traded companies to private investments and wine producers, there are numerous sectors to explore. Additionally, as a member of the EU, France benefits from market stability and regulated access.

Lower Prices:

In some sectors, particularly in real estate and certain goods, France can offer lower prices. Real estate outside of the most tourist-heavy areas, such as Paris or Marseille, can be more affordable, allowing Swedish investors to get more value for their money.

Opportunities for Portfolio Diversification

Investing in France provides a great opportunity to diversify your portfolio and reduce the risk of overconcentration in a single market. By investing in various assets (such as real estate, stocks, or funds), you can mitigate risks tied to other markets while potentially increasing your returns.

Strong Real Estate Market

French real estate, particularly in areas like Occitanie, the French Riviera, and Paris, is often considered a safe investment. Properties in popular tourist areas also present opportunities for higher rental income. Additionally, the French government offers incentives for investments in certain regions, which can make investments more attractive.

Tax Benefits and Incentives:

France offers tax incentives for international investors, particularly in sectors like green energy or real estate. There are also specific regulations designed to encourage investment in rural areas and small businesses, which could be a benefit if you are interested in these sectors.

Disadvantages investing in france:

Currency Risk

One of the major risks when investing in France with different currency than Euro may be a currency risk. The return to your currency may decrease when converting back. This means that even if your investment increases in value in euros, exchange rate fluctuations can negatively impact your actual return.

Tax System and Regulation:

The French tax system is often more complicated than others, navigating it can impose an administrative burden on outside investors. Tax rates on property, capital gains, and other incomes may also be higher, depending on the type of investment and location. Furthermore, French tax regulations can be difficult to navigate if you're not familiar with them, requiring assistance from us or an outside tax specialist.

Lack of Transparency and Information:

In some regions, particularly outside the most developed areas , France may lack the transparency and access to information that outside investors are used to. In sectors like real estate, it can be more difficult to obtain complete information about market prices, legislation, and potential risks. This can make it harder to make fully informed decisions without hiring local experts.

Economic and Political Risks

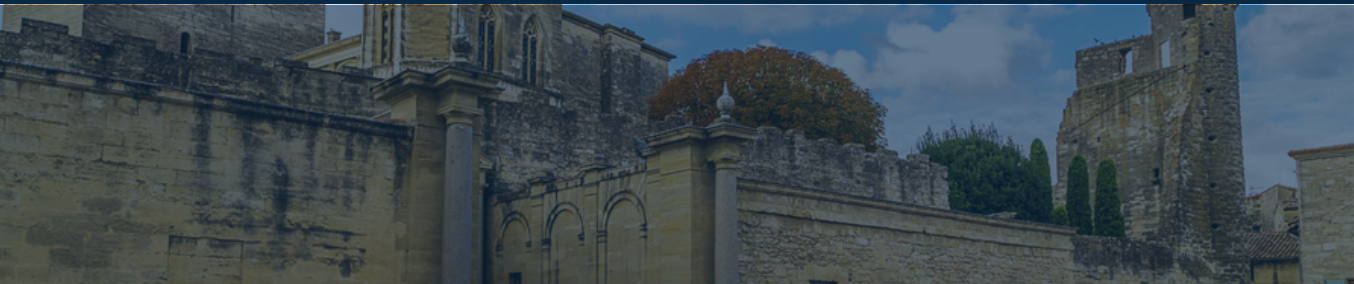
Although France is a stable economy, political and economic risks can still affect investments. Changes in tax regulations may impact businesses or real estate, and political instability in certain parts of Europe could have effects on the French market. Like many other EU countries, France is also affected by global economic trends and political decisions, such as those regarding the EU's single market or trade and investment regulations.

Higher Transaction Costs

Investing in France may involve higher transaction costs compared to other countries. When purchasing real estate, stocks, or other assets in France, you may incur additional fees for services like translation, legal advice, and taxes. Maintaining an investment may also be more expensive if you require ongoing advice or management.

Investing in France offers several benefits, such as portfolio diversification, lower prices for certain assets (like real estate), and the potential to take advantage of tax incentives and a stable economy. However, there are also risks, particularly with currency fluctuations, the complexity of the French tax system, and potential political and economic uncertainties.

If you are considering investing in France, it's important to carefully weigh these factors and, if possible, consult experts who can help you navigate the French market and understand any tax implications.



A Natural Eden with Breathtaking Panoramic Views

This true Eden, where Provençal essence, panoramic views, and tranquil waterways come together, is a preview of the unique richness that makes this place so heavenly and very unique. Situated in the heart of the garrigue and ideally positioned on the edge of the Cèze Valley, this historic forest estate has been exquisitely renovated, blending timeless refinement with modern luxury. A stunning architectural gem crafted from local stone, the building’s character, authenticity, and charm complement its idyllic surroundings perfectly. The warm hues of the sun seem to defy nature’s rules, creating stunning perspectives on the property’s facades, which turn golden ochre when touched by the light, evoking a Tuscan atmosphere brimming with a sense of ecstasy.

Now you can part of this by investing in your hotel room!

Spacious Living and Luxurious Amenities

Surrounding a formal garden courtyard, this magnificent property includes four expansive suites and a group of hotel rooms, each offering a private lounge, sleeping area with en-suite bathroom, ample storage, and toilet. The reception areas are equally impressive, with a 36 m² bar, a 25 m² reception room, and a grand 47 m² living room with a fully equipped kitchen. The living area opens into the dining space, offering breathtaking views of the garrigue and spectacular sunsets.

The property features a beautiful swimming pool area (10.65 m x 4.92 m), with large windows overlooking the surrounding countryside, and includes a SPA with a counter-current swimming corridor. Adjacent to the pool area is a summer kitchen, and a roof terrace provides scenic views of the pool, courtyard, and formal garden. Several outbuildings add to the charm of the estate, including a hunting lodge, boiler room, three utility rooms, three cellars, and a workshop/garage for farm machinery.

For those seeking ultimate privacy, a 100 m² suite offers generous space, with a bedroom, lounge, bathroom, and a second bedroom that opens onto a private lounge accessible from its own garden and courtyard. This suite is enhanced by a private swimming pool (5.98m x 2.28m) and a SPA (2.2m x 1.7m).

Expansive Estate with Unmatched Panoramic Views

Stretching over 352 hectares of pristine natural and historic land, the estate extends all the way to the gates of the Venise Gardoise. It offers unparalleled panoramic views of the garrigue, with the Ardèche mountains and local wildlife serving as the only witnesses to its

Future Expansion and Investment Opportunity

This unique estate will now expand with the addition of 25 newly constructed, charming cottages ranging from 55 to 65 square meters. Each cottage will feature its own kitchen and bathroom, situated near and adjacent to the main building. In addition, a new restaurant with a wine bar, dining room, conference facilities, and group rooms will be added to further elevate the experience.

Each of these cottages (hotel rooms) will be available for those who wish to own their own hotel room, with an investment of € 350,000. Ownership will be secured through a 10-year leasehold agreement, renewable annually thereafter for a fee of 10% per year of the initial investment, along with a management fee of 20% per year. If the lease agreement is not renewed at least 90 days before its expiration, it may be transferred to another interested party. The hotel will be responsible for maintaining the rooms in excellent condition throughout the lease term, while any damage caused by guests will be their responsibility. The hotel will also provide comprehensive insurance coverage.

This is a rare opportunity to invest in a luxurious property in the heart of Occitanie, offering not just a stunning lifestyle but also an excellent return on investment in one of the most desirable locations in France.





Economic Considerations

Investing in this new investment model means making a smart investment by owning a hotel room in the form of a French Cottage and/or hotel room. It offers unique advantages but also presents certain challenges that can significantly impact your financial prospects. This investment provides you with a unique opportunity to invest in real estate with the potential for high returns, without the need to take responsibility for the day-to-day operation of the hotel business. When you invest in a hotel room, you purchase an individual part of the hotel, including the leasehold, with the goal of generating income through an established hotel operation. One of the most attractive aspects of investing in hotel rooms is the potential for "passive income." As an investor, you rely on the hotel management team to handle the operations, meaning you avoid the practical responsibilities. You will be part of something unique!

The Investment:

Investment Amount € 350 000
Commission: € 26 250
Total Amount € 376 250,00

Payment Schedule:

Upon Booking € 35 000
Upon Start of Construction € 175 000
Remaining after Inspection € 166 250
Total € 376 250,00



Below are examples of different occupancy rates for the hotel operation in this area, which is highly visited by business professionals, travel agencies, and tourists, generating high occupancy rates.

Example 1: (High)

360 days per year with maximum occupancy and varying seasonal prices (€350 - €500 per night).
The hotel will receive a management fee of 12.5% and a profit-sharing percentage of 20%.

Income from hotel room €146,000
Management & Maintenance Fee: € -15,969
Gross Income: €130,031
Profit Sharing (20%): € -26,006
Net Income: €104,025
ROI: 25%
Investment Payback Period: 4 years
Profit Over 10 Years: 145 %

Example 2: (Mid)

255 days per year with maximum occupancy and varying seasonal prices (€350 - €500 per night).
The hotel will receive a management fee of 12.5% and a profit-sharing percentage of 20%.

Income from hotel room € 114,975
Management & Maintenance Fee: € -11,178
Gross Income: €103,797
Profit Sharing (20%): € -17,606
Net Income: € 83,038
ROI: 19.5 %
Investment Payback Period: 5 years
Profit Over 10 Years: 95 %

Example 3: (Low)

180 days per year with maximum occupancy and varying seasonal prices (€350 - €500 per night).The hotel will receive a management fee of 12.5% and a profit-sharing percentage of 20%.

Income from hotel room € 63,875
Management & Maintenance Fee: € -7,985
Gross Income: €55,890
Profit Sharing (20%): € -12,575
Net Income: €44,712
ROI: 10.5%
Investment Payback Period: 9,5 years
Profit Over 10 Years: 5.2%





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