

PLOMION < AISNE < PICARDIE



YOUR TOURIST PROJECT

ON A 110 ACRE ESTATE BETWEEN PARIS & BRUSSELS

.....www.cc-thieracheducentre.fr

.....www.pro-evasion-aisne.com



LA NIGAUDIÈRE IN PLOMION PRIME TOURIST ESTATE NORTH OF PARIS

45 Ha/110 Acre wooded area with pond, ready for development

Available real estate, owned and managed by the local authorities

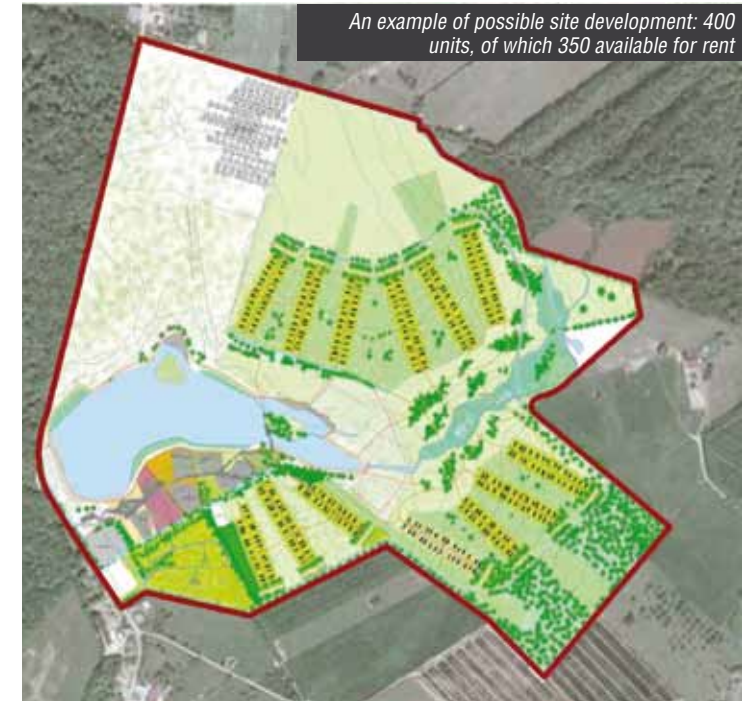
> ideal for dual development : quality tourist accommodation combined with attractive leisure facilities; local development plans are available from Plomion, the local authority.

Surveys completed, authorisation in place

- > soil analysis and land surveys have been completed
- > archeological tests have been carried out

Utility infrastructure in place

- > access to sewer networks, drinking water, and electricity is available at the property boundaries



Plomion and Thiérache

Plomion is a typical Thiérache village, an area of natural beauty, spanning the Aisne, the Ardennes, the North of France and part of Belgium.

A landscape shaped by forests and water, criss-crossed by hedgerows, it produces the well-known Maroilles cheese.

Thiérache enjoys an exceptional architectural heritage, in particular its fortified churches and the Familistère in Guise.

Thiérache is also home to production facilities of well-known corporates such as Kraft, Givenchy Kenzo, West Pharmaceutical Services, Materne, ...

1 Plomion's fortified church, an example of the local architectural heritage. © photos : A.S. Flament

2 The Maroilles cheese, local delicacy. © photo : D. Cry

3 Leisure and outdoor activities, in an area of natural beauty. © photos : A.S. Flament / Thiérache du Centre / H. Balesse

A READY-TO-USE SITE

La Nigaudière :

- A high quality 110 acre (45 ha) natural estate, comprising developed sites, (former campsite), undeveloped green areas, a wooded section and a 12 acre (5 Ha) pond.



Some rough outlines for possible developments



Your partners :

COMMUNAUTÉ
DE COMMUNES DE LA
THIÉRACHE DU CENTRE



- owner of the estate
- looking for co-investors, and operators
- open to all proposals : the legal framework can be adjusted to the requirements and objectives of the potential investors/operators : selling; leasing, etc..

CAISSE DES DÉPÔTS



- a public financial group, focused on long term investments that serve the public interest and economic development,
- supports the project by providing a participation in the company's capital
- its participation often facilitates approvals when raising complementary funds for structural works.

* Caisse des dépôts, France's leading public funding institution

key figures

- operating profit : € 1.8 billion
- net income after minority interests : € 2.1 billion
- consolidated balance sheet : € 270 million
- consolidated equity : € 20.2 billion (before unrealised gains and after dividend)

Source: <http://www.caissedesdepots.fr/le-groupe/qui-sommes-nous/chiffres-cles.html>



YOUR CONTACTS



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Additional information :

www.cc-thieracheducentre.fr

www.pro-evasion-aisne.com

- > Vous-êtes/Opérateurs-Investisseurs
- > Proposition-de-sites
- > Le-site-de-la-Nigaudière

A PRIME NORTH EUROPEAN LOCATION A CROSSROAD OF DENSELY POPULATED AREAS

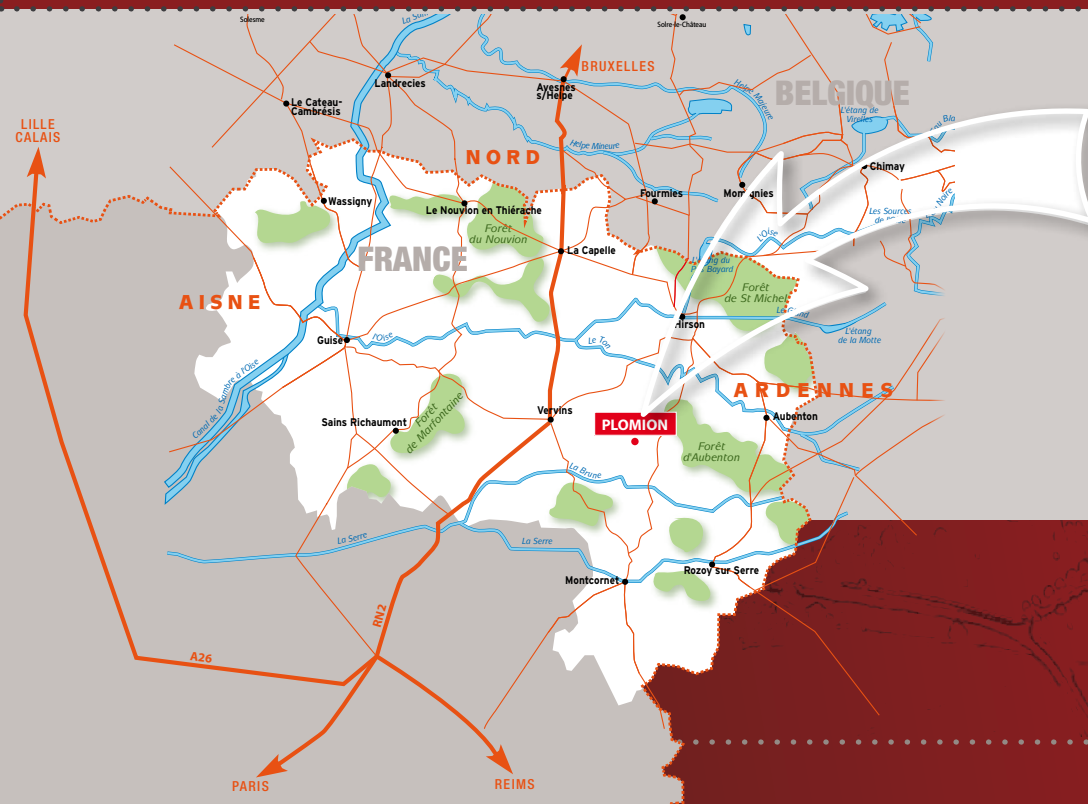
La Nigaudière is in Plomion, Aisne, Northern France.

Aisne stands for

- over 90 million inhabitants within 300 km
- an extensive network of motorways A1 (Lille-Paris), A29 (Le Havre-Rouen), A26 (Calais-Troyes)
- a significant percentage of foreign clientele : 45 % of overnight stays
- an annual flow of foreign traffic : 2,75 million vehicles and 8,25 million persons on the 3 major motorways
- proximity to major European urban areas, thus within easy reach of customers looking for leisure stays in a rural environment. Belgian, Dutch and English tourists like to enjoy the French 'art de vivre'.



	Charleroi	Mons	Lille	Bruxelles	Amsterdam
Plomion	1h 48	1h 41	2h 04	2h 30	4h 24
	Reims	Paris	Londres	Aix la Chapelle	Rotterdam
Plomion	1h 15	2h 24	4h 52	3h 11	3h 46



They have chosen to invest in l'Aisne :

> **Pierre & Vacances group**, to build its 3d Center Parcs of France, 800 cottages, event space for up to 1.000 delegates - Occupancy rate : **80 %**

> **La Croix du Vieux Pont***** - Berny-Rivière** - 2500 beds in 520 mobile homes - of which 400 for rent. A success story of quality tourist accommodation in a rural location.- Occupancy rate : **70 %**

