EUROPE’S REFERENCE FOR TOURISM

With 48 years of experience, Center Parcs is the European leader of tourism. Its winning and lasting economic model offers guaranteed returns on your investment.

THE PARK IN FIGURES

- 800 multicoloured cottages for 4-8 people
- An 84 hectare park
- A 140 hectare lake
- The 5,000 m² Aqua Mundo
- A new 358 m² Deep Nature® spa
- 1,000 m² area reserved for children
- A 2,684 m² sports hall
- A 2,000 m² seminar space
- An 11 hole crazy golf course

In the Nord-Pas-de-Calais region, close to Paris, Benelux and the UK, the Lac d’Ailette park presents an extraordinary touristic potential with very good connections, particularly from Aisne, and reinforced accessibility by the TGV station in Reims.

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Le Lac d’Ailette

Situated less than two hours away from Paris, Le Lac d’Ailette is the first park created by the Pierre & Vacances Center Parcs Group.

This exceptional and high quality site, close to the medieval city of Laon (40km from Reims) was established in September 2007. The Lac d’Ailette park is harmoniously integrated into 84 hectares of woodland, and faces the 140 hectare Ailette lake.

The Aqua Mundo
A real tropical aquatic paradise - both covered and open air - consisting of 5000m² of beaches, a solarium and around 1900 m² of pools.

The New Deep Nature Spa
Composed of 5 cabins, including one double. This well being space boasts views of the lake, a hamman, a finnish sauna, a salt room, 2 jacuzzis, as well as a relaxation area.

A Park Rich in Colours and Aquatic Activities
such as pedalos, canoes as well as a relaxation area on the banks of the immense lake.

The White Sandy Beach

Countless Adventures
with a new zipwire, a tree-top high ropes course, crazy golf, paintballing, segways, the Cool Factor Jump (8 metres high), archery, racket sports (tennis, badminton, table tennis).

The Cube, for teenagers only, is the place to meet where they create graffiti art with the animation team, shoot against the interactive football wall and learn to mix tracks at the DJ desk.

Elegant Houses
in a Canadian style with charm and a cocooning atmosphere.

Invest and Become an Owner

100 % Quality
The real estate developments by the Pierre & Vacances-Center Parcs Group intergate 4 essential qualitative criteria:
• The sites and their environment
• The architecture, the construction and the landscape:
  the cottages in the Bois-Francs park are currently undergoing complete renovation
• The interior layout and the furniture
• Sports facilities and activities

100 % Security and planning
• Investment in full ownership
• Guaranteed quarterly rent, net of all charges (excluding the Foncier tax) (1)
• 9 year lease
• Immediate income
• Supplement your pension and hand down your asset

100 % Pleasure
Possibility to benefit from stays in Center Parcs or in numerous other villages or residences part of the Pierre & Vacances-Center Parcs Group (2)

Profitability (3)
Attractive tax benefits of French furnished buy-to-let scheme (LMNP). Supplementary income that is hardly or not at all taxed, due to amortisation and depending on the financing method.

Center Parcs, A Unique Concept
The success of Center Parcs is built on 5 fundamental pillars:

Proximity: Parks less than 3 hours from large urban metropoles guarantee year-round occupation.

Nature: In the heat of vast forested domains, sheltered from all pollution.

The Aqua Mundo: A tropical aquatic paradise with a year-round water temperature of 29°C.

Leisure Activities: More than 75 different activities offered.

Cottages: High-end, spacious, comfortable and open to the surrounding natural environment.