



HALCYON RETREAT
GOLF & SPA RESORT



Own a piece of **elegance and luxury**
in a fully managed, prestigious
holiday resort in the heart of the
French Lake District



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Wyndham Halcyon Retreat...where the rural beauty of nature blends effortlessly with opulent, luxury living.

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THE WYNDHAM AGREEMENT

Wyndham Halcyon Retreat is part of the world's largest hotel company and is the first in France under the Wyndham Hotels and Resorts® brand.

The parent company, Wyndham Hotel Group, astonishingly opens a new hotel every day in China alone. The company's global portfolio includes over 9,000 properties incorporating over 804,000 rooms across 90 countries. Global brands that the company owns include Dolce Hotels and Resorts®, Wyndham Grand® Hotels and Resorts, Ramada Encore®, Days Inn®, Travelodge®, James Villas® and many more.

The Wyndham Halcyon Retreat agreement includes the construction of the 350-property resort to be franchised through Wyndham Hotel Group.

Dan Ruff, Wyndham Hotel Group's President and Managing Director (Europe, Middle East, Africa and India), commented: "This magnificent resort provides a blueprint for investors and property owners who are looking to develop mixed-use resorts and benefit from the unique breadth and scale of our diverse hospitality business."

The Managing Director of Wyndham Halcyon Retreat, said: "This deal gives our residential leisure properties a truly unique advantage while delivering exceptional experiences and value to both our luxury residence purchasers and hotel guests. Owners of properties within the resort will also benefit greatly from the international reach in terms of distribution and marketing that working with this global hospitality leader gives us."



Welcome to WYNDHAM HALCYON RETREAT

A developing high-end family golf and spa resort is part of the world's largest hotel group, offering wonderful facilities for all ages.

- **Majestic family friendly French resort**
- **Stunning facilities for all ages**
- **Over 60 facilities and activities available**
- **Award winning fine dining restaurant**
- **World-class spa**
- **18-hole professional golf course**
- **Existing and off-plan properties for sale**



Imagine a place where the beauty of nature blends effortlessly with luxurious holiday living. Where families enjoy spacious accommodation in a French village setting with an outstanding range of facilities set across **extensive, beautiful grounds** in the heart of the French Lake District. Welcome to Wyndham Halcyon Retreat.

This stunning resort offers not only superb hassle-free holiday homes but also fantastic rental opportunities. The resort includes existing properties with more being created in the heart of the French countryside. Wonderful **facilities** for the whole family are available metres from your doorstep. Enjoy a game of golf on the resort's own **18-hole golf course**, take the children to the Aqua Adventure Park or indulge in a signature treatment at our **incredible turreted château spa** before dining at one of the resort's high quality restaurants and eatiers, including the award winning **Château restaurant**.

Properties through the resort are expertly constructed and furnished to a high standard, providing **spacious, beautiful accommodation** in a stunning natural setting.









THE FACILITIES

Guests can soon enjoy a game of golf at the exclusive 18-hole course or relax body and mind at the world-class spa. Once fully open, adults and children of all ages will find a wide selection of facilities to enjoy at Wyndham Halcyon Retreat.

- **Huge range of wonderful facilities**
- **Manicured 18-hole golf course**
- **Indulgent world-class French spa**
- **Aqua Adventure Park**
- **Fully stocked fishing lakes**



Wyndham Halcyon Retreat is a luxurious, self contained resort with a huge range of facilities available once fully open. You will be able to enjoy a game of golf at the resort's exclusive **18-hole course** or relax in the **world-class château spa**. Children will love the extensive indoor adventure zone and wonderful **Aqua Adventure Park** including pools and flumes.

Spend an afternoon fishing the **fully stocked lakes**, try out the **tennis courts** or take the family out on mountain bikes to explore the network of **cycle and footpaths** in the area. Stroll around the on-site lakes and trails or enjoy a lengthier walk into the surrounding countryside. The Limousin region is criss-crossed by a web of well-maintained bridleways, perfect for horse riding.

The on-site boulangerie, in true French tradition, will bake **delicious breads and pastries** daily. Savour mouth-watering cuisine in a majestic setting at the exclusive **fine dining restaurant** inside our Château hotel, relish a fresh and healthy meal at the spa's **wellness café** or sample delicious a-la-carte dishes served at the **family restaurant**.

FACILITIES AT A GLANCE

Food & Drink

- Cafe
- Expert culinary classes
- Family restaurant
- Fine dining
- Spa Restaurant
- Sommelier's wine and cocktail bars

Shops

- Boulangerie
- Boutiques
- Delicatessen

Sports

- Championship 18-hole golf course
- Battlefield live
- Driving Range
- Evening laser quest
- Indoor and outdoor tennis
- Outdoor bowls/ Petanque
- Outdoor Football Pitches
- Outdoor Hockey pitches
- Putting Green

Fitness Activities

- Canoeing/Kayaking/electric boats/paddle boarding/ katakanu hire/pedalo / rowing boat hire/ sailing training / kayak hire/ wind surfing – OFF SITE
- Family Biking
- Family Pedalo
- Fitness assault course (Trim Trail)
- Gym, fitness classes, wellness restaurant
- Jogging tracks
- Mountain bike jump course
- Mountain bike tracks
- Quad biking/quad bike safari
- Roller blading

Kids Facilities

- 1,600m² children's adventure zone
- Climbing walls
- Aqua Adventure Park, Pools and flumes
- Bike-scooter-push chair hire
- Crèche facilities
- Interactive Activity Center
- Off roading mini electric cars for kids
- Raft building
- Three musketeer play frame
- Treasure trail on bikes

Outdoor Activities for all

- Archery/Crossbows
- Equestrian centre - including Pony riding
- Forest exploration route through Arboretum
- Geocache
- Outdoor pursuit centre
- Laser Clay shoot out/ laser combat/ laser target
- Manicured gardens and grounds
- Segways
- Two well-stocked fishing lakes
- Walking trails and family cycle routes
- Wildlife walking routes
- Woodland games/ fun survival games in the woods
- Zip Wire
- Indoor Facilities
- Conference facilities
- Escape rooms
- Idyllic château spa
- Interactive entertainment centre
- Treatment Yurts
- Wedding facilities

Aerial view of the grounds and facilities of Wyndham Halcyon Retreat including the Château hotel, spa, village properties and 18-hole golf course





KEY TO RESORT MAP

- 1 to 18 Golf holes
- 1 Château hotel
 - 2 Arboretum forest
 - 3 Tennis courts
 - 4 Treehouses
 - 5 Luxury château spa centre
 - 6 Golf course clubhouse
 - 7 Le Village including:
 - Luxury apartments
 - Children's play castle
 - Boulangerie
 - Delicatessen
 - Boutiques
 - 8 Aqua Adventure Park
 - 9 Sports centre including pitches
 - 10 Private fishing lake



CHÂTEAU HOTEL

An elegant centrepiece to the resort with views stretching across the manicured golf course down to the lakes, the main Chateau has been converted into a world-class hotel complete with an exquisite fine dining restaurant and Sommelier's wine bar.

- Award winning restaurant
- Sommelier's fine wine bar
- Lavish and elegant accommodation
- Exclusive penthouse presidential suite
- Successful wedding venue



The elegant and graceful Chateau hotel is spread across five floors and has been converted into a romantic, bespoke and character-filled **luxury hotel**.

The ground floor of the Chateau, with its sumptuous panelling, period frescos and elegant tall windows is home to a wonderful **fine dining restaurant** which showcases the very best of local and seasonal produce.

The Sommelier's **wine bar** is perfect should you wish to indulge in the very best wines, there is even the chateau's very own **exclusive champagne**. Visitors can enjoy relaxing in the spacious and beautifully furnished lounge and bar areas or soaking up the French sunshine on one of the **outside terraces**.

Both the first and second floors of the chateau contain luxury hotel bedroom suites, with the very top floor having been converted into a romantic and elegant **penthouse suite**.

The chateau is a **successful destination wedding venue**, with couples coming from all over the world to celebrate their special day in this stunning setting.



“Château developments make obtaining a slice of France’s rich heritage a viable and affordable option.”

– *The Times*





“Whether you play like
Rory McIlroy or prefer the
comforts of the 19th hole,
a home on a golf course
promises winning returns.”

– *Telegraph Online*





GOLF AT WYNDHAM HALCYON RETREAT

The beautifully manicured and expertly designed 18-hole golf course will stretch across the resort's substantial grounds in one of France's most idyllic settings.

- **18-hole golf course**
- **Designed by industry experts**
- **Stunning location**
- **Set amongst glistening lakes and forests**
- **Beautifully manicured fairways**



Designed by Bruce Weller, an industry authority with over 18 years' experience, the golf course at Wyndham Halcyon Retreat will provide players with a **challenging set of 18 holes** in an absolutely breathtaking setting. With greens rolling out across the resort's abundant and **superbly manicured** grounds, players tee-off in style against the stunning backdrop of glistening lakes, rolling countryside and the elegant Château luxury hotel.

Before teeing off, you'll be able to take the opportunity to stock up on any essentials at the resort's **pro shop**, situated within the **clubhouse** in the resort's Village and located just putting distance from the first hole.

Enjoy a game over **18 holes** stretched across **silk-like greens** in one of France's most idyllic settings – all just a short stroll from the front door of your luxury apartment.

The location of the 18th hole will leave you perfectly situated adjacent to the Château hotel. You will be able to relax with a cool refreshing drink at one of the **resort bars** and treat yourself to a delicious snack; a perfect end to an invigorating day on the fairways.



WORLD-CLASS CHÂTEAU SPA *a*

completely unique facility, set to become one of Europe's top spa destinations.

- Europe's only historic turreted château spa
- Indoor and outdoor infinity pool
- World-class facility
- Range of signature treatments
- Set to attract clientele from across Europe



The original 16th century château in the grounds will be transformed into a truly **beautiful château spa** with turrets restored to their original grandeur.

The **spa** is an exclusively adult environment offering **wonderful luxurious treatments** in a

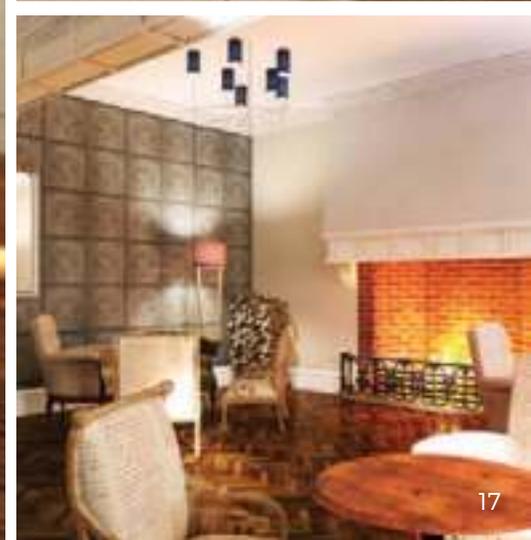
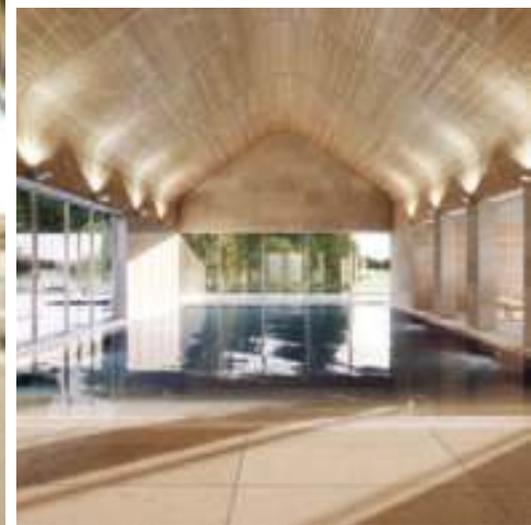
unique, historic setting is set to become one of Europe's top spa destinations.

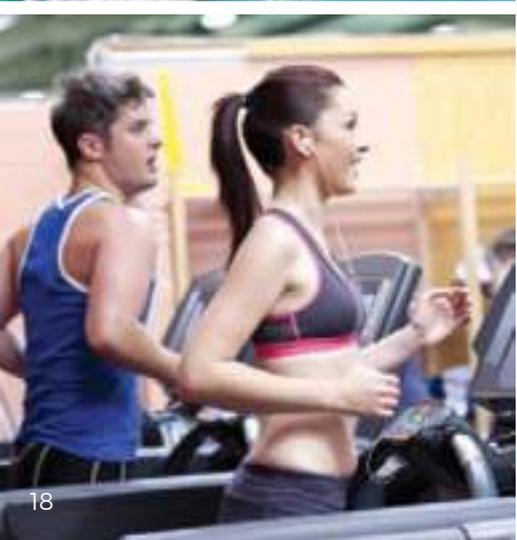
Indulge in a range of signature treatments carried out by expert therapists in the most inviting of environments. Refresh your senses in our **aromatherapy steam room** before completely relaxing in the forest sauna or experiencing total cleansing in the spa's unique **salt therapy** room.

You'll find the spa is a wonderful **sanctuary** and the perfect holiday treat. The treatments at the spa will be an experience to relish.



The turreted spa at
Wyndham Halcyon Retreat
is set to become one of
Europe's top spa destinations







AQUA ADVENTURE PARK

A fantastic centre for swimming, relaxing and fun, the Aqua Adventure Park at Wyndham Halcyon Retreat will offer hours of entertainment for all the family.

- Extensive indoor family facility
- 25m indoor pool and heated outdoor pool
- Indoor beach, restaurant and fitness centre
- Water flumes and hydrotherapy
- Additional outdoor pool near hotel



The outstanding Aqua Adventure Park will be located close to 'Le Village' accommodation and promises **hours of entertainment for all the family**, with facilities to suit all ages.

The focus of the centre is the **indoor 25 metre pool**, which will not only offer a place to swim but also

entertainment for the children thanks to a **water flume and indoor beach!**

There will also be **hydrotherapy and an outdoor heated pool**.

Away from the water, there's plenty more to keep you occupied. On the first floor you will find a fantastic **fitness centre** full of the latest gym equipment.

After your exercise, there's a **family restaurant** to relax in, serving light bites, snacks and drinks throughout the day.





CHILDREN'S ADVENTURE CASTLE

1,600m² of fun spread over four storeys, leaving the adults jealous on the sidelines! The Three Musketeers themed children's play castle will inspire the imagination of all ages.

- **Fantastic 1,600m² play area**
- **Separate toddler's play zone**
- **Go-karts, ball pools, mini sports pitch, climbing wall, slides, foam ball launchers**
- **Conforms to European-wide RoSPA and APAVE safety standards**
- **Convenient Crèche**



The Wyndham Halcyon Retreat children's indoor play area lies within an adventure castle and incorporates **four fun-filled storeys** of go-karts, climbing walls, rope bridges, chutes and ball pools. Each storey will present something new and is just as exciting as the last.

A separate toddler zone has been designed with bright colours and soft equipment offering your little ones a chance to enjoy themselves in a **fun, safe and stimulating play area**.

The construction complies with European-wide safety standards and meets with RoSPA and APAVE guidelines.

SPI Play were chosen to create the plans and construct the play area. They have made numerous play areas across the UK and are widely regarded as the most **imaginative and safety conscious** across Europe.



THE GROUNDS

Surrounded by thriving fishing lakes, an established arboretum and exquisite countryside, the setting of the Wyndham Halcyon Retreat resort couldn't be more perfect.

- **Manicured gardens and paths**
- **Cycling trails, circular walks**
- **Large, fully stocked fishing lakes**
- **Abundant local wildlife**
- **Forests, lakes, established arboretum**



The Wyndham Halcyon Retreat site is situated in a stunning area of land amongst lush French countryside in the country's breathtaking **Lake District**. Bordered by glistening lakes and woodland including an established arboretum, the location of the resort couldn't be more perfect.

Spanning over a million square meters, the grounds of Wyndham Halcyon Retreat are a verdant green

dotted with tree-lined paths, lakes and manicured gardens. **Slip back in time** as the beauty of this idyllic, historic location consumes you.

The extensive grounds are home to the magnificent Château hotel and an **historically rich smaller château**, now the resort spa.

For fans of fishing there are **fully stocked lakes** both on-site and nearby - so you can fish for your very own 'catch of the day'.

Even the legendary pilgrimage route to Santiago de Compostela passes close to the resort.

There's so much to enjoy throughout the grounds, it's the **perfect location for the ultimate family holiday experience**.









WEDDINGS AND EVENTS

The majestic grounds of Wyndham Halcyon Retreat and the spectacular Château hotel combine to make the perfect venue for incredible wedding celebrations and other events.

- Available all year
- Award winning dining and service
- Perfect location
- Fantastic accommodation and facilities



Wyndham Halcyon Retreat already has an **outstanding reputation** as a **wedding celebration venue**, with couples from all over the world visiting for their wedding weekend.

The elegant interior of the Château hotel has undergone **extensive renovation and modernisation** to bring every room up to a

world-class hotel standard. It retains the classical French **charm and elegance** expected from a luxury château hotel...creating the **perfect fairytale wedding celebration venue** for not just couples, but their family and friends too.

The château is available exclusively to the wedding party. It's their own castle for the weekend with a wonderful dedicated team **allowing the bride and groom to relax and enjoy their celebrations** with the people they love.

Wyndham Halcyon Retreat is also used for a mixture of other events including **conferences, fashion photoshoots** and even as a **fitness retreat**.



THE FRENCH VILLAGE

A selection of traditional stone buildings which are being converted into both stunning accommodation and superb facilities for the resort, 'Le Village' will include a boulangerie, delicatessen and a dedicated reception.

- **Exclusive, character-filled properties**
- **Spacious luxurious apartments**
- **Traditional stone buildings**
- **Cobbled streets with boutiques**
- **Boulangerie and patisserie**

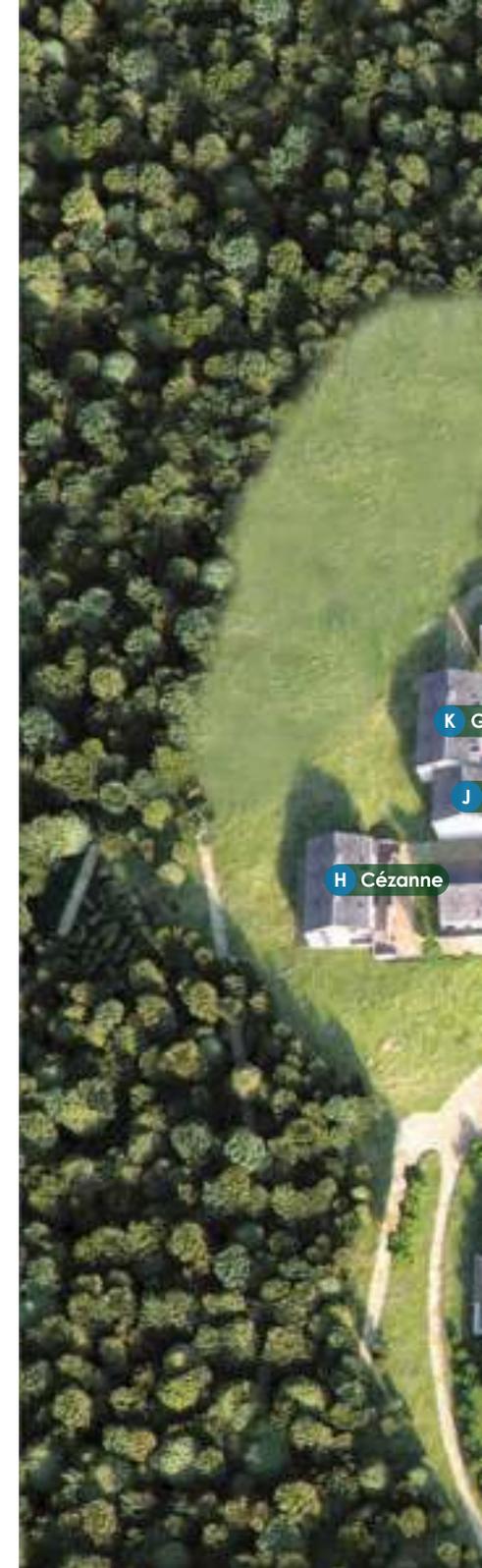


'Le Village' features a cluster of quaint and picturesque traditional buildings, brought up to date using local craftsmanship. Several new buildings are also being created to complement the existing buildings. These unique properties are finished to a **luxurious standard** in order to form Halcyon Retreat's character filled 'village', located just to the north of the Château hotel.

Let your mind slip to times past when the grounds of Wyndham Halcyon Retreat were a hive of activity as horses and carts passed by and locals bustled with their daily activities.

Owners of property in the French Village will wake up to **stunning views** spanning rolling countryside and many of these luxurious apartments will also enjoy vistas stretching across Wyndham Halcyon Retreat's manicured grounds. Some suites will boast views right down to the **sparkling lakes** at the far end of the resort.

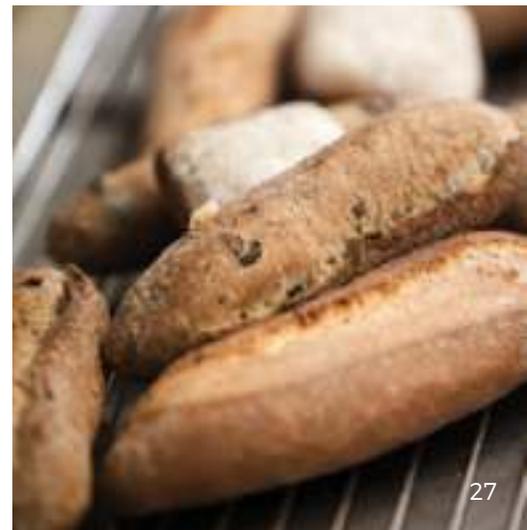
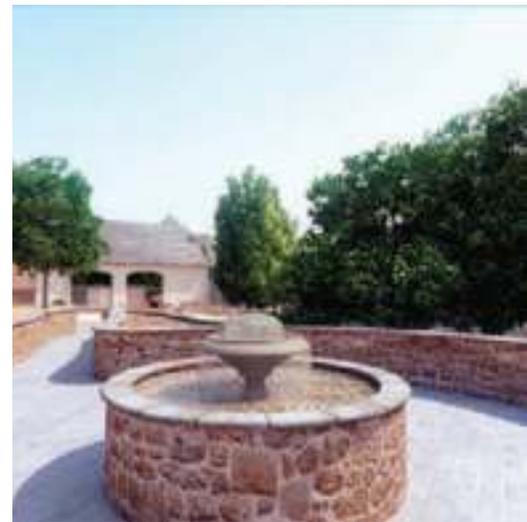
Stroll over to the French Village's aromatic **boulangerie** in the morning to choose your breads and pastries for breakfast before you begin a day filled with amazing activities.



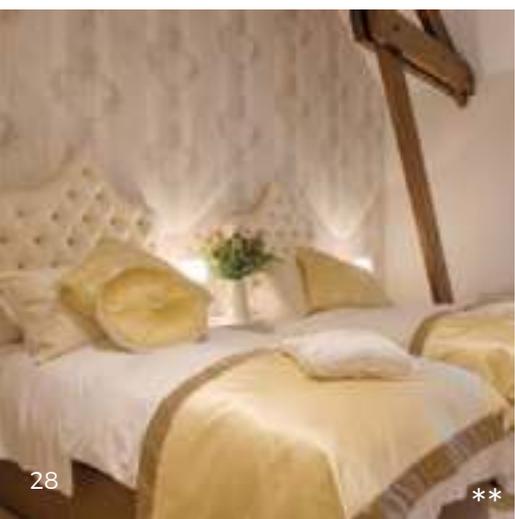
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The French Village's unique properties are being renovated to a very high standard





THE VILLAGE PROPERTIES FOR SALE

With vistas across the manicured golf course down to the resort's sparkling lakes, the luxurious apartments in Wyndham Halcyon Retreat's 'Le Village' will be fully finished and furnished to an incredible standard.

- **Spacious and luxurious accommodation**
- **Fully furnished to a superior standard**
- **Golf course and lake vistas**
- **Great range of apartments**
- **Existing and off-plan properties**

French Village properties at the stunning Wyndham Halcyon Retreat Golf and Spa Resort represent a fantastic opportunity to purchase world-class, **character-filled** accommodation in the heart of France's delightful Lake District.

The entire estate will represent the finest in luxury living. All properties within the French Village will

be fully renovated and furnished to **the highest** standard, providing **spacious and luxurious** high-end accommodation in a naturally stunning setting.

We currently have a wide selection of existing and off-plan apartments available for purchase, each arranged over either one or two storeys and situated within the **stylish and historically rich** 'Le Village'.

In addition to their opulent bedrooms these luxury apartments also include at least one en-suite bathroom, a **generously sized** lounge and a kitchenette in selected apartments.



THE LOCATION

Popular with visitors all year round and easily accessible, Wyndham Halcyon Retreat lies in the region of the Limousin – a stunning area which remains wonderfully unspoilt. This beautifully untouched area is known locally as “The Land of a Thousand Lakes.”

- **The popular French Lake District**
- **International airport, many direct flights**
- **Superb road and rail links**
- **Beautiful, unspoilt area**



France is an extremely popular holiday destination for UK residents and Europeans alike, with over **80 million tourists** visiting the country every year.

The Limousin region of France, home to Wyndham Halcyon Retreat, is scattered with **forests, lakes and open countryside** where visitors of all ages enjoy **walking, sailing, boating, world-class fishing, horse riding** and more.

Summer temperatures in the area can reach a warm 32°C, with a very pleasant average of

2,000 hours of sunshine per year, adding to the atmosphere.

Direct flights to Limoges airport are available from many leading UK and European airports through airlines such as British Airways and Ryanair. The region is on the **TGV (high speed train) rail route** which stretches across France, making Wyndham Halcyon Retreat easily accessible for Parisian clientele. The closest station at La Souterraine is just **10 minutes drive away**. France’s extensive network of auto routes means that getting there by car is also straightforward.

With a rich **cultural and historical heritage**, the region boasts well preserved abbeys, Roman churches and some stunning fortified castles. The capital of the region, Limoges, with its cobbled streets and flowing river, is just a short drive from Wyndham Halcyon Retreat.



Summer temperatures in the area can reach a warm 32°C, with a very pleasant average of 2,000 hours of sunshine per year, adding to the atmosphere.





RESORT PROGRESS

The Wyndham Halcyon Retreat is ever changing. The resort continues to be developed - here you will see some of the work completed up to the time of publishing.

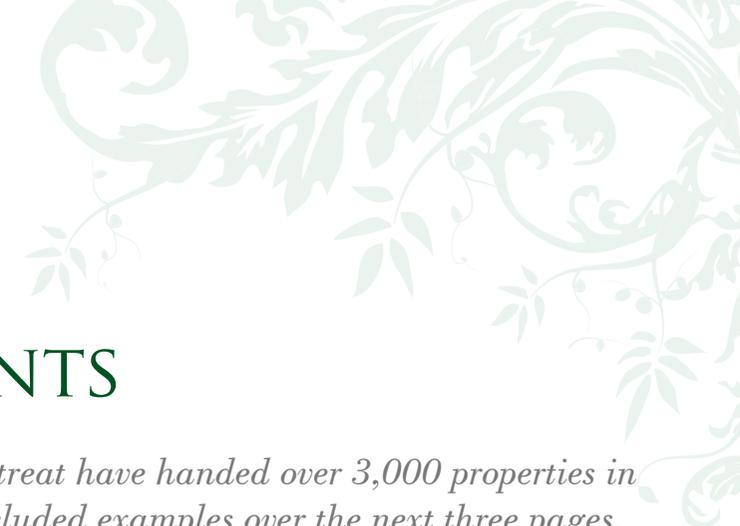
The resort is rapidly taking shape. As it is such a unique project, much care is taken throughout the build progress. The resort consists of both existing and off-plan buildings.

On this page you can see some examples of recent works, including the installation of the utilities, work on apartment buildings and the extensive structure of the spa, a unique construction taking place both inside and outside of a historic château.

The large château hotel within the resort has been renovated and is fully established, which includes a fine dining restaurant. There is also an increasing list of completed, fully furnished apartments in the 'Le Village' area of the resort nearby.

The 18-hole golf course is also well under way - all archeological surveys have been completed and the irrigation has progressed well, which includes two water hazards. The greens will feature spectacular, unobstructed views across the resort.

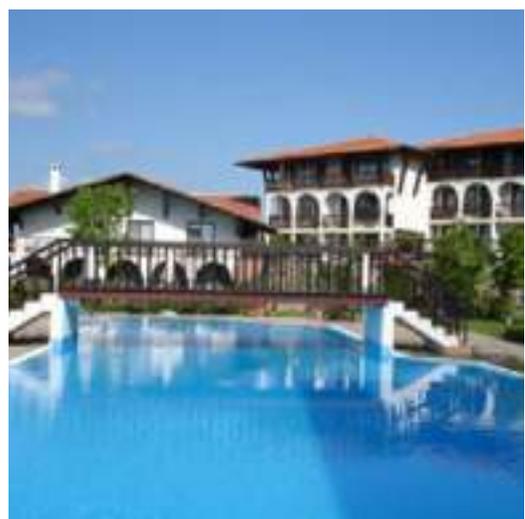




PREVIOUS DEVELOPMENTS

Since 2003, the Directors of the Wyndham Halcyon Retreat have handed over 3,000 properties in some of the finest developments worldwide. We have included examples over the next three pages.







“Marina Dinevi” in St. Vlas, Bulgaria, is a 306-berth marina that is part of a luxury development that includes over 1,300 apartments, a 5* hotel, a stunning Orthodox church, 13 restaurants, boutiques and bars. It won a Bentley Award for its design and construction.



CONTACT

Our professional consultants would be pleased to provide you with any information that you require regarding the Wyndham Halcyon Retreat.

Please contact us today for more information or to reserve your piece of paradise at Wyndham Halcyon Retreat.



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Wyndham Halcyon Retreat is set to become one of the top Golf and Spa retreats throughout France



