

Le Domaine du Grand Moulin



INTRODUCTION

A Legacy Awaiting Visionary Transformation

Nestled in the heart of France's picturesque landscape, between the historic cities of Chartres and Dreux, lies "Le Domaine du Grand Moulin" – a property not just of land and luxury, but of legacy. This estate, with its 30 hectares of verdant terrain bordered by the serene Blaise River, represents an unparalleled opportunity for visionary investors and developers. Its strategic location, a mere 45 minutes from the vibrant city of Paris, positions it as a jewel in the crown of France's tourism and luxury sector.

Historical Significance and Vision for the Future

"Le Domaine du Grand Moulin" is steeped in history, with its roots tracing back to a time when elegance and nature coexisted in perfect harmony. Developed by Philippe Perrault, a renowned entrepreneur with a flair for creating spaces that blend luxury with the natural environment, the estate is a testament to a life well-lived and a vision far ahead of its time. Perrault's legacy is etched into every corner of the estate, from the lush woodlands that offer a sanctuary for local wildlife to the expansive lands primed for innovative development.

As we look to the future, "Le Domaine du Grand Moulin" is poised for a transformation that will redefine luxury living and eco-tourism. The estate's potential is boundless – from becoming a premier destination for wellness and relaxation to a model for sustainable development that respects and enhances its natural surroundings. Its proximity to Paris, the world's most visited city, adds to its allure, offering the perfect blend of seclusion and accessibility that is rare and highly sought after in today's market.



Paris: A Global Epicenter of Tourism and Culture

The appeal of Paris as a global destination for tourists and investors alike cannot be overstated. With its rich cultural heritage, iconic landmarks, and status as a hub for fashion, art, and gastronomy, Paris continues to captivate the imagination of people from all corners of the globe. "Le Domaine du Grand Moulin," with its proximity to this vibrant metropolis, stands to benefit immensely from the city's perennial appeal. It offers a unique proposition – an escape to the tranquility of the French countryside with the world's most enchanting city at its doorstep.

Invitation to Envision the Future

As we embark on this journey through "Le Domaine du Grand Moulin," we invite you to envision a future where luxury meets sustainability, where history is honored and innovation welcomed. This estate is more than just a property; it is an opportunity to create something truly remarkable – a legacy for future generations that encapsulates the best of French elegance, environmental stewardship, and visionary development.

Join us as we explore the possibilities that "Le Domaine du Grand Moulin" holds, and consider how, together, we can bring this vision to life.

Philippe: A Legacy of Vision and Elegance

At the heart of "Le Domaine du Grand Moulin" lies the spirit and vision of Philippe, a man whose life's work has been a testament to the power of dreaming big and the relentless pursuit of those dreams. Perrault, a renowned entrepreneur and visionary, has left an indelible mark on the estate, transforming it from mere land into a sanctuary of beauty, innovation, and potential.

Last Crafting a Dream Amidst Nature

Philippe's journey with "Le Domaine du Grand Moulin" began several decades ago when he envisioned creating a space that harmonized the elegance of French luxury with the untouched beauty of the natural world. His philosophy was simple yet profound: to create an environment where individuals could reconnect with nature without forgoing the comforts and luxuries of modern living. This vision was born out of his extensive travels and experiences, constructing industrial and residential infrastructures in over 120 countries. Yet, it was in the serene landscapes between Chartres and Dreux that he chose to bring his dream to life.

A Personal Touch in Every Corner

Philippe's approach to developing the estate was hands-on, with a keen eye for detail and a deep respect for the land's history and biodiversity. "Nature is not just a backdrop but a central character in the story of 'Le Domaine du Grand Moulin'," He often remarked. His commitment to environmental stewardship and architectural elegance is evident in every aspect of the estate, from the carefully preserved woodlands to the sustainable design principles that guide its development.

The Future Envisioned by Perrault

Looking ahead, Philippe imagined "Le Domaine du Grand Moulin" as a beacon of innovation, sustainability, and luxury. He dreamed of a place where the wellness of its inhabitants and guests was paramount, incorporating cutting-edge eco-friendly technologies and practices to create a self-sustaining oasis. His vision extended beyond the physical structures, aspiring to create a community that valued health, wellness, and the arts, making the estate a hub for cultural and intellectual exchange.

A Legacy Awaiting Continuation

Today, as we stand on the cusp of realizing Philippe's grand vision for "Le Domaine du Grand Moulin," we are reminded of his belief in the transformative power of vision and perseverance. "The true value of this land lies not just in its soil but in the possibilities it holds for the future," He once said. It is this forward-looking perspective that we aim to honor and build upon as we invite new visionaries to join us in shaping the next chapter of "Le Domaine du Grand Moulin."

Le Domaine du Grand Moulin: Estate overview



A Canvas of Unparalleled Beauty and Potential

"Le Domaine du Grand Moulin" stands as a testament to the harmonious blend of nature's untouched beauty and human ingenuity. Spanning 30 hectares of lush, rolling landscapes in the heart of Eure-et-Loir, nestled between the historic cities of Chartres and Dreux, the estate offers a sanctuary of peace and potential just 45 minutes from the bustling heart of Paris.

The Land and Its Biodiversity

Natural Splendor: The estate is a biodiversity haven, with 17 hectares of woodlands and forests, home to an array of wildlife including hares, pheasants, ducks, deer, and roe deer. The Blaise River, stretching over 1.2 kilometers through the property, adds to its ecological richness, offering a prime fishing site and a tranquil natural soundtrack.

Architectural Heritage: The estate boasts 2295 m² of built structures, including a family house, guest accommodations, and functional buildings like a caretaker's lodge and a garage. Each structure reflects Philippe's vision of integrating modern comforts with traditional elegance.

Recreational Facilities: Among its many amenities, "Le Domaine du Grand Moulin" features a tennis court, a shooting range, an indoor swimming pool, and a clubhouse, catering to a wide range of leisure activities.



Le Domaine du Grand Moulin

Potential for Development: Envisioning the Future



Constructible Land: With 10 hectares designated as constructible, the estate is poised for significant development. The potential to build additional luxury accommodations, wellness facilities, or eco-friendly lodges presents a unique opportunity for investors.

Futuristic Installations: Proposed innovations include eco-resorts with smart technology, virtual reality nature tours, interactive bio-luminescent paths, and automated transport pods, setting the stage for a future where luxury and sustainability coexist seamlessly.

Strategic Location: The Gateway to Paris and Beyond

Proximity to Paris: The estate's location, just a short drive from Paris, offers unparalleled access to the cultural, culinary, and commercial offerings of the world's most visited city, enhancing its appeal to international tourists and investors alike.

Connection to Cosmetic Valley: Situated near the hub of France's beauty industry, the estate is perfectly positioned to tap into the economic and collaborative potential of the Cosmetic Valley, promising a synergy between luxury, wellness, and innovation.



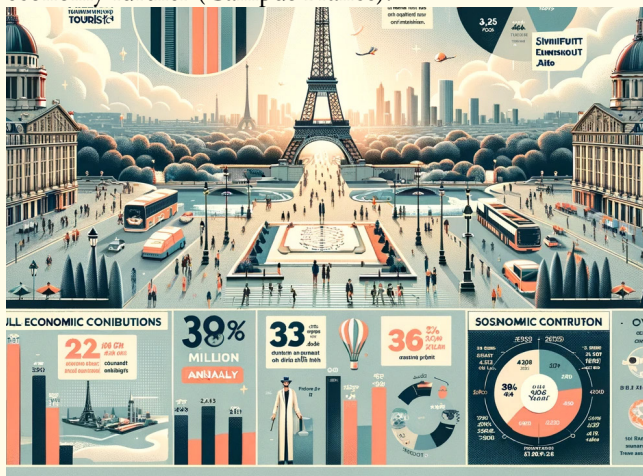
The Global Appeal of Paris

Paris, the luminous heart of France and a beacon for travelers worldwide stands as a testament to the enduring allure of culture, history, and beauty. Renowned as the "City of Light" and often celebrated as the "City of Love," Paris's global appeal is unmatched, drawing millions of visitors each year to its iconic landmarks, museums, and boulevards. This section explores how "Le Domaine du Grand Moulin," with its proximity to Paris, is uniquely positioned to tap into and enhance the vibrant tourism industry of the region.

Paris by the Numbers: A Snapshot of Success

Tourism Statistics: Before the pandemic, Paris welcomed over 30 million tourists annually, making it one of the most visited cities in the world. The city's tourism sector is a significant economic driver, contributing billions to the local economy and supporting thousands of jobs.

In 2023, tourism in France saw significant growth, with international tourism revenues reaching approximately 59 billion euros, marking a 12% increase compared to 2019. This surge was influenced by the return of North American visitors, a recovery in European travel, the Rugby World Cup, and a gradual resurgence of Asian tourists. Looking ahead to 2024, France anticipates an exceptional year, especially with the Paris Olympics expected to attract additional visitors and boost the local economy further (Campus France).



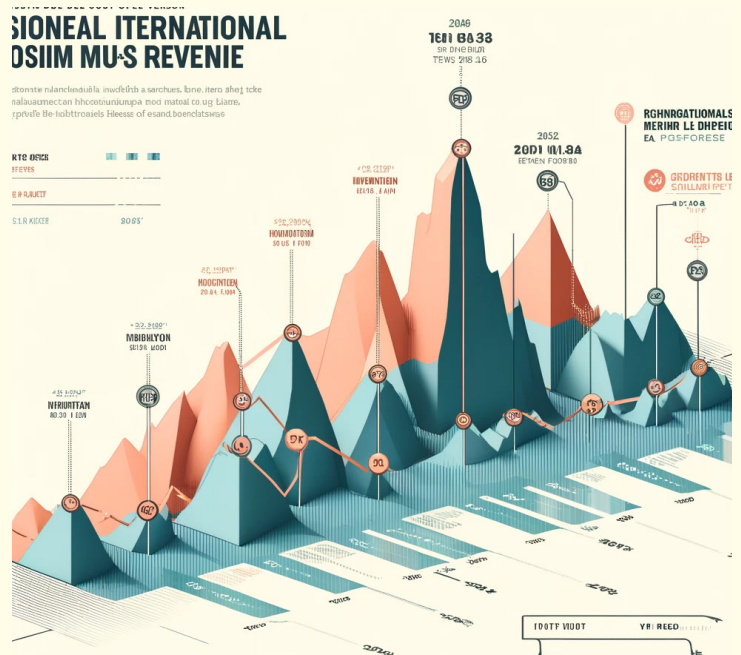
The Estate's Strategic Advantage

Proximity to Paris: "Le Domaine du Grand Moulin" is situated just 45 minutes from the heart of Paris, offering potential visitors the perfect blend of rural tranquility and easy access to urban excitement. This proximity allows the estate to serve as a peaceful retreat for those looking to explore the city's attractions while escaping its hustle and bustle at day's end.

Gateway to the Region's Attractions: Beyond Paris, the estate is also a gateway to the broader attractions of the Île-de-France region, including Versailles, the Loire Valley castles, and the Champagne region. Its location offers a unique base from which to explore the rich cultural and historical tapestry of Northern France.

Targeting Diverse Visitor Segments: The estate can attract a wide range of visitors, from luxury travelers and wellness enthusiasts to cultural tourists and business clients. Its offerings can be tailored to meet the needs of these diverse groups, leveraging Paris's status as a multifaceted destination.

Synergy with Cosmetic Valley: The proximity to Cosmetic Valley opens additional avenues for collaboration, attracting visitors interested in beauty and wellness. This aligns with the growing trend of tourism focusing on health, wellness, and sustainable living.





A Nexus of Opportunity: Unveiling the Economic Potential

"Le Domaine du Grand Moulin" is not merely a sanctuary of natural beauty and tranquility but a vibrant hub of economic potential and strategic significance. Positioned in the heart of France's illustrious landscape, the estate is at the crossroads of cultural heritage and modern innovation, offering a plethora of opportunities for economic development, strategic partnerships, and a foray into the burgeoning market of eco-tourism and luxury wellness.

Proximity to Cosmetic Valley: A Strategic Advantage

Overview: Situated near the renowned Cosmetic Valley, "Le Domaine du Grand Moulin" benefits from its proximity to a cluster of world-leading companies specializing in cosmetics and beauty. This region, known as the epicenter of the beauty industry, hosts an array of research institutions, manufacturing facilities, and global headquarters of prestigious brands.

Economic Benefits: The estate's location offers unique opportunities for collaboration with the Cosmetic Valley, potentially serving as a luxury retreat for corporate clients, a venue for industry events, or a wellness center that utilizes locally sourced beauty products. The synergy between the estate and Cosmetic Valley can foster innovation in wellness and beauty tourism, tapping into a clientele that values sustainability, luxury, and authenticity.

Partnerships: The potential for partnerships extends beyond the beauty industry. The estate's strategic location makes it an ideal candidate for collaborations with local vineyards, artisanal food producers, and cultural institutions, enriching the guest experience and contributing to the local economy.

Connectivity: The estate's accessibility to Paris, just 45 minutes away, positions it as an attractive destination for both domestic and international visitors. Its location serves as a gateway to the rich cultural, gastronomic, and historical offerings of the Parisian region, enhancing its appeal to a global audience.

Tourism Appeal: Leveraging the global allure of Paris, the estate can attract tourists seeking an immersive French experience that combines the sophistication of urban life with the charm of the countryside. This dual appeal can significantly boost the estate's profile as a premier destination for luxury tourism.

Conclusion

"Le Domaine du Grand Moulin" stands at the precipice of a new era, where its historical charm and natural beauty converge with economic opportunity and strategic positioning. The estate's proximity to Cosmetic Valley, coupled with its accessibility to Paris, lays the foundation for a thriving nexus of luxury, wellness, and culture. As we look to the future, the estate is poised to become a beacon of economic development, drawing on the strengths of its location to forge new paths in eco-tourism and luxury living.



Proposed Future Developments at "Le Domaine du Grand Moulin"

ENVISIONING TOMORROW: A FUSION OF LUXURY, SUSTAINABILITY, AND INNOVATION

"Le Domaine du Grand Moulin" is poised for a transformation that will redefine the essence of luxury living and eco-tourism. The proposed future developments aim to integrate cutting-edge technology with sustainable practices, creating a haven that not only respects its natural surroundings but enhances them. Below, we explore the visionary installations and activities designed to make the estate a global frontrunner in innovation and luxury.

Eco-Resorts with Smart Tech Integration

Overview: Imagine luxury cabins scattered across the estate, designed with sustainability at their core. These eco-resorts will feature smart technology for energy efficiency, including solar panels and smart heating and cooling systems, ensuring a minimal environmental footprint.

Appeal and Sustainability: These resorts offer guests the unique experience of being immersed in nature without sacrificing comfort or luxury. The use of renewable energy sources and sustainable materials underscores the estate's commitment to environmental stewardship.

Virtual Reality Nature Tours

Overview: Leveraging virtual reality (VR) technology, guests can embark on guided tours of the estate's history, biodiversity, and future developments without leaving their rooms. These immersive experiences can highlight the estate's natural and historical significance, offering educational content in an engaging format.

Appeal and Sustainability: VR tours provide an innovative way to explore the estate's offerings, minimizing foot traffic in sensitive ecological areas and preserving the natural habitat.

Automated Transport Pods

Overview: To navigate the vastness of the estate, self-driving electric pods will offer on-demand transportation for guests. These pods can be summoned via an app, providing a convenient and eco-friendly way to explore all corners of "Le Domaine du Grand Moulin."

Appeal and Sustainability: The electric pods represent a commitment to reducing carbon emissions and traffic congestion, aligning with the estate's vision for a sustainable future.

Underwater Dining Experience

Overview: Utilizing the estate's water bodies, an underwater restaurant will offer diners a unique gastronomic experience, surrounded by aquatic life. This feature combines luxury dining with the beauty of the estate's natural aquatic ecosystems.

Appeal and Sustainability: The restaurant will be constructed with eco-friendly materials and designed to blend seamlessly with the underwater environment, offering breathtaking views without harming the ecosystem.

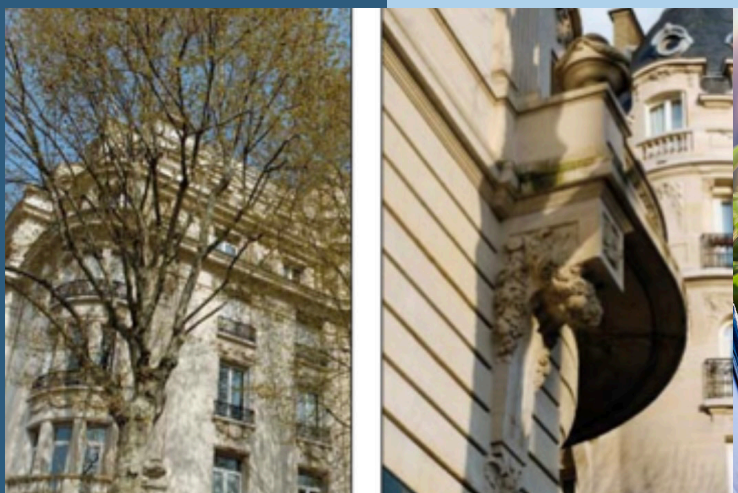
The future of "Le Domaine du Grand Moulin" is one where innovation meets sustainability, creating a destination that offers unparalleled experiences while honoring the estate's natural beauty and heritage. These proposed developments are just the beginning of what could be a new era for luxury eco-tourism, setting a benchmark for others to follow.

Unlocking a World of Opportunities: Investing in "Le Domaine du Grand Moulin" is not merely an acquisition of a prestigious estate; it represents the opening of a gateway to a broader spectrum of high-value property investments across Europe and Africa. This venture offers a unique entry point into a curated portfolio of properties that embody the same principles of luxury, sustainability, and strategic significance, each with its unique allure and potential.



Synergistic Potential: The estate serves as a model for the transformative impact that visionary investment can have on a property. Similarly, each property within our portfolio offers its own set of opportunities for innovation, community development, and economic growth. Investing in "Le Domaine du Grand Moulin" opens the door to these opportunities, inviting a journey of exploration and impact across continents.

Connectivity and Diversity: The properties span strategic locations across Europe and Africa, offering a tapestry of cultural, environmental, and economic landscapes to explore and develop. This geographical diversity not only enhances the investment portfolio's resilience but also its potential to tap into various markets and tourism trends.



A Unified Vision: While each property stands on its own merits, together they represent a collective vision for the future of luxury, sustainability, and community engagement. This vision aligns with the NBCC's mission to empower and sustain communities through entrepreneurship and capitalistic activity, offering a platform for meaningful global impact.

"Le Domaine du Grand Moulin" is more than an estate; it's a beacon, signaling the beginning of an expansive journey into the world of high-value property investments. This venture is an invitation to Mr. DeBow and the NBCC to not only partake in the estate's future but to explore a realm of possibilities that stretch across Europe and Africa. Together, we can unlock a world of opportunities, each property offering a new chapter in a story of innovation, luxury, and transformative impact.