

Corsica – Outstanding forests

Corsica is an extremely attractive region, especially for tourists, but it also has some outstanding forests. Forest acquisitions in Corsica are therefore highly prized.

Forests in Corsica cover almost half the territory, which puts the region well above the national average. It also means there are some fine opportunities for buying a forest in Corsica. Three-quarters of the island's forest surface area is privately owned. It is, however, very fragmented.

The most forested Mediterranean island

It should be noted that 27% of the Corsican forest is managed by the Office National des Forêts. This includes the largest Corsican forests, especially the rich Corsican pine stands mainly located 1,000 meters above sea level.

This land distribution can be explained by history. Pascal Paoli, leader of the independent Corsican nation in the 18th century, exploited the Corsican pine stands, whose tall straight trunks were perfect for ship-building. Those forests fell into public ownership when Corsica was annexed to France.

Buyers are usually attracted by the density of the Corsican forest. Corsica is in fact the most forested island in the Mediterranean. The Corsican forest is thus a very strong feature of the region.

Diverse species

The diverse array of species varies from holm and cork oak (at lower and mid altitudes), maritime pine on the coast, to chestnut and downy oak at mid altitudes, and Corsican pine and beech in the mountain zone. The climate and large amounts of sunshine are good for the forests, alternating light and heavy rainfall in fall and spring.

Over the last century, the wooded surface area has increased following the decline of agriculture, resulting in more production forests, a boost for forest transactions in Corsica.

Who buys forests in Corsica?

Forest sales in Corsica first and foremost attract local buyers who are fully familiar with the region and its stakeholders. Now more than ever, the Corsican forests represent a family heritage that is to be conserved.

Economic view

The difference in stands, volume and the quality of trees explains the wide range of sale prices. Only an accurate valuation of the forest plot can give you a real idea of the price of your forest in Corsica.

Forêt Investissement provides this appraisal as part of a FNAIM exclusive sales mandate.