

# **Nouvelle-Aquitaine - Dense forests that are constantly gaining ground**

In the heart of Nouvelle-Aquitaine, the forests are dense and are constantly gaining ground. From Gironde to Corrèze, and taking in Dordogne, Les Landes, Pyrénées Atlantiques and Creuse and Haute-Vienne, this is one of the most dynamic forest regions in France.

Only Deux-Sèvres, Charente-Maritime, Vienne and Charente are less well-endowed, with an afforestation rate that is lower than the national average.

In addition, the La Courbe and Les Saumonards coastal forests are listed protection forests as they fix soils and are home to some remarkable flora.

## **Forests in Nouvelle-Aquitaine: a wood-based economy**

Poplar is grown to supply the factories that make plywood. There is also a very vibrant paper industry in the coastal départements. As we approach the forestry region at the heart of France, in the Creuse and Corrèze sector, trees have only been present relatively recently with numerous reforestation operations on the moors and fallow lands.

The traditionally dominant species are mainly deciduous, with oak, chestnut, beech and hornbeam. However, there are some conifer stands (spruce, Douglas fir, etc.), which have been gaining ground over the past few years, especially on the plateaux and higher grounds. La Creuse also has some magnificent Douglas fir forests.

The forests of Nouvelle-Aquitaine benefit from the mild oceanic climate which turns continental as we head inland, and from ideal sunshine levels and humidity for a forest region.

## **Who buys forests in Nouvelle-Aquitaine ?**

The forests of Nouvelle-Aquitaine attract investors looking for production forests. The wood goes to sawmills or is turned into pulpwood (for chipboard or paper) and supports a very active economy. Beware when buying maritime pine forests, however. The monocrop system is risky in this windy climate where fires are frequent.

On the other hand, Nouvelle-Aquitaine is a big draw for hunt enthusiasts, including those who like to shoot woodcocks, in the areas of Cognac and Charente where the forests are wonderful for small and large game.

France abounds in idyllic spots and, when it comes to the forest, Nouvelle-Aquitaine is a fine example. If you are looking for a truffle grove, Dordogne is an excellent choice. Finally, the many oak and chestnut forests in this region are wonderful places to gather the marvelous Bordeaux cep.

## **Economic view**

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

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