



PRESS RELEASE

THURSDAY, MARCH 6, 2025

AN EXCEPTIONAL HOTEL PROJECT IN MAGNY-COURS LED BY THE NIÈVRE DEPARTMENTAL COUNCIL AND COURBET HERITAGE

The Department of Nièvre and Courbet Heritage have sealed an ambitious partnership with the signing of a 70-year long-term lease for the transformation of the hotel offering around the Nevers-Magny-Cours circuit. This visionary project aims to make this emblematic automotive site a must-visit destination, combining sport, quality, and local dynamism.

Fabien Bazin, President of the Nièvre Departmental Council, and Jean-François Ott, CEO of Courbet Heritage, officially signed this historic partnership on Wednesday, March 5, at the Nevers Magny-Cours circuit. As a flagship site in Nièvre and one of the few internationally significant facilities in the department, the Nevers Magny-Cours Circuit, whose majority capital is held by the Departmental Council as a SAEMS, had long been awaiting a new high-quality hotel complex within the technopole.

This wait is now over, as the signed agreement covers a 3.37-hectare site, set to host a hotel and entertainment complex. The tourism development project will be carried out in several phases:

- **Phase 1:** Complete renovation of the former Magny-Cours agricultural high school into a 3-star hotel with 100 rooms, catering to motorsport enthusiasts, businesses, and tourists. The hotel is expected to open by 2030 at the latest.
- **Phase 2:** Conversion of the former AFPA center into a 5-star hotel with 50 to 100 rooms. This strategic choice for a high-end offering aims to attract an international clientele and accommodate major event reservations.
- **Phase 3:** Creation of a thematic entertainment hub around motorsports, enhancing the appeal of the circuit and the entire region.



COURBET HERITAGE'S AMBITION AND THE DEPARTMENTAL COUNCIL'S VISION FOR ITS TERRITORY

With over 30 years of experience in urban transformation, Jean-François Ott and his team are bringing their expertise to serve a shared ambition: to establish Magny-Cours as a leading European destination for automotive tourism and business travel.

For the Departmental Council, which has been seeking a reliable and visionary partner for this hotel project for many years, this partnership represents the arrival of a bold investor convinced by the development potential of the area.

A WIN-WIN AGREEMENT

The agreement includes a fixed annual fee of €1,000, along with a variable share equivalent to 2% of net operating profit, ensuring a balanced revenue-sharing model between the partners. The Departmental Council will continue to support Courbet Heritage throughout the process.

A LONG-AWAITED PROJECT FINALLY BECOMING A REALITY FOR THE PEOPLE OF NIÈVRE

Beyond the real estate development, Courbet Heritage aims to create strong synergies with local stakeholders, particularly the Nevers Magny-Cours circuit and the Nivernais golf course, to offer a unique immersive experience.

Gastronomy, sports, and innovation will be the pillars of this transformation, making the Magny-Cours technopole an ecosystem of excellence and a driver of sustainable growth.

This leisure hub will undoubtedly become a source of pride for the people of Nièvre. The mutual trust between the Departmental Council, Courbet Heritage, and the Nevers Magny-Cours Circuit paves the way for regional and international visibility.



TÉMOIGNAGES

"This project is part of a broader vision: making Courbet Heritage a benchmark in themed hospitality in France and Europe, by focusing on exceptional sites, innovative concepts, and immersive experiences. The opportunity to invest in Nièvre, and especially at the Magny-Cours technopole, has been carefully considered. I am convinced of its potential, and my ambition is to help transform the hospitality and leisure offering around the legendary Nevers-Magny-Cours circuit, creating a unique destination that blends sport, high-end experiences, and local engagement."

Jean-François Ott, CEO of Courbet Heritage

"The signing of this lease is the result of a long search for a reliable private partner. We knew that the demand for hotels was very high and that the lack of facilities around the circuit was benefiting neighboring departments. With my team, we are determined to give a real boost to the economic attractiveness of the area. The strategic choice of Courbet Heritage proves that our region has ambition and can convince major investors."

Fabien Bazin, President of the Nièvre Departmental Council

"The Nevers Magny-Cours circuit has incredible potential. With 312,000 visitors per year and more than 20 automotive and motorcycle events—ranging from speed to endurance, modern to classic—our flagship events include the Motul FIM Superbike World Championship, the GT World Challenge, and the 12H of Nevers Magny-Cours. The circuit is in use for more than 300 days a year. It is clear that developing the tourism offering is excellent news. Once again, the Departmental Council is standing by bold investors to support a coherent and ambitious regional project."

Serge Saulnier, Chairman of the Nevers Magny-Cours Circuit Management Board

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