



• HOTEL • LES MOUETTES •
• AJACCIO • CORSICA •





INTRODUCTION

Corsica is the Mediterranean distilled – a land of striking contrasts and timeless beauty.

A historic seaside town surrounded by mountains – often regarded as the heart of the Corsican Riviera – captures this spirit perfectly.

Its Genoese old town, lively fishing harbour and historic citadel open onto long stretches of golden sand, while fragrant maquis-covered hills rise towards the alpine peaks that frame the bay.

Between sea and mountains, nature and heritage, the imperial city invites travellers to savour the gentle rhythm of sun-filled days.

Ajaccio's story is inseparable from that of its people – and from that of its most celebrated son: Napoleon Bonaparte.

Deeply rooted in their island yet open to the world beyond the horizon, the people of Ajaccio have shaped a unique art of living: authentic, yet joyfully convivial.

This spirit, this character, this unmistakable Corsican soul is what guests discover and savour at Hôtel Les Mouettes – a refined seaside retreat welcoming friends and travellers since the 1930s.



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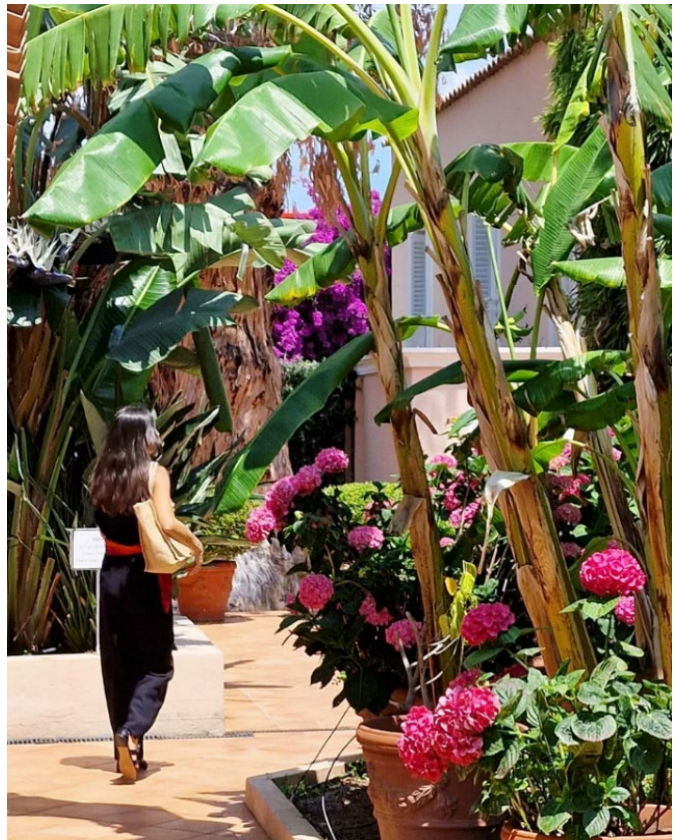
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THE HOTEL

Hôtel Les Mouettes is one of those rare seaside addresses that evoke another era – timeless, distinctive and effortlessly elegant. A place where heritage meets modern comfort, and where a deep Corsican identity opens naturally onto the wider world.

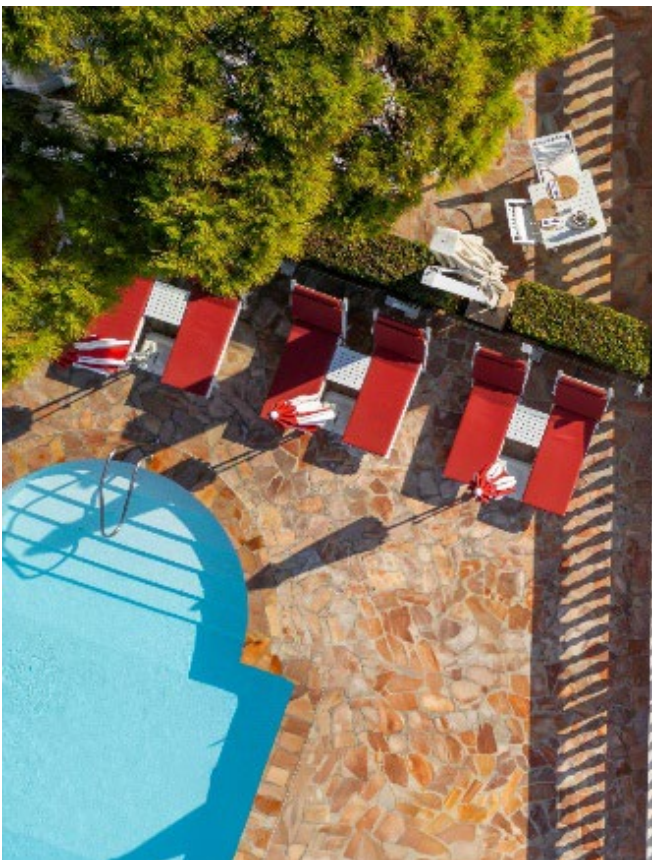
Perched along the famed Route des Îles Sanguinaires, on the Corsican Riviera, the hotel has welcomed travellers since the 1930s. Beneath terraces shaded by umbrella pines and overlooking the deep blue of the Mediterranean, guests discover the gentle rhythm of the Ajaccian art of living – a refined form of seaside dolce vita.



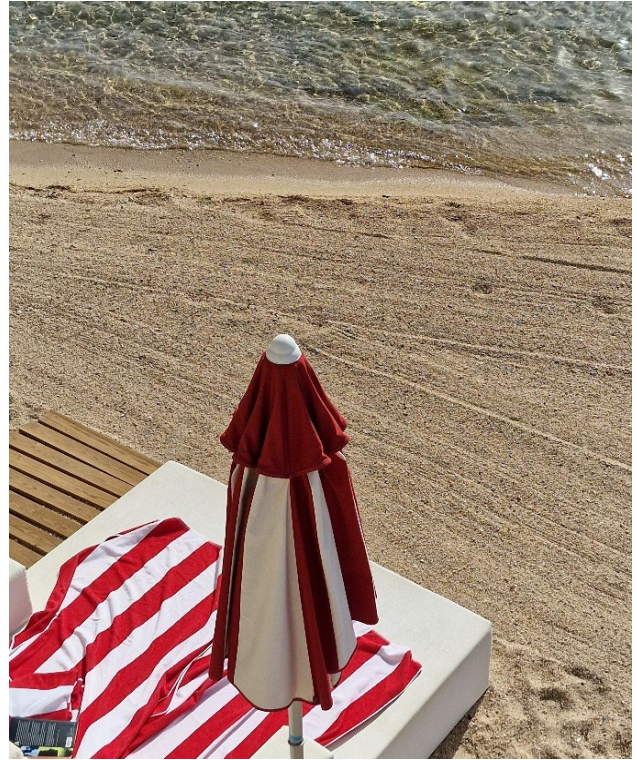
Here, hospitality is intuitive rather than scripted. The owners and their loyal team welcome each guest with genuine warmth, attentive advice and an effortless sense of care. For them, hospitality is not simply a profession, but a passion shared with every visitor.

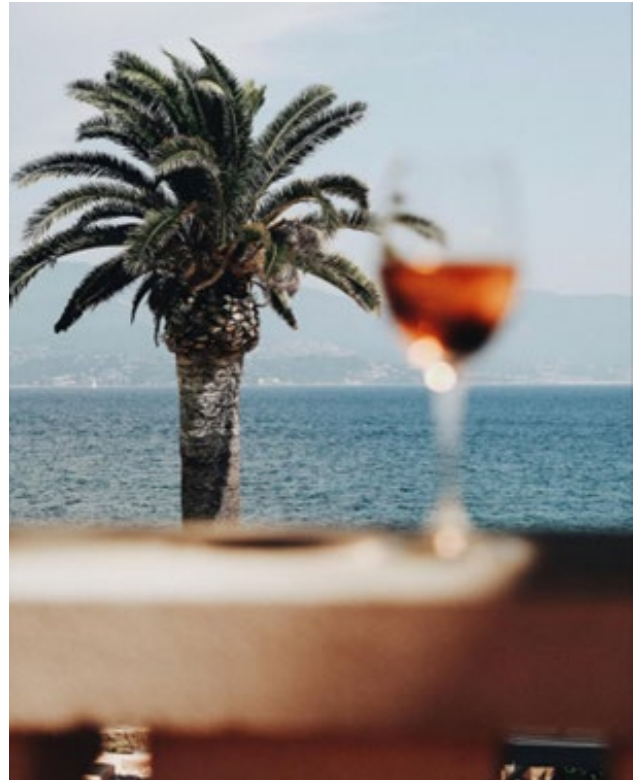
While remaining faithful to the spirit of the house, the décor, comfort and service have evolved gracefully over time. The result is an elegant balance: contemporary yet timeless, refined yet relaxed, blending modern comfort with the heritage and savoir-faire that define the place.

Throughout the day, guests gather by the pool; as evening falls, they meet again over cocktails or a glass of champagne, watching the light fade across the sea.



More than its exceptional setting or sweeping views, it is this atmosphere – these encounters and shared moments – that define the experience at Les Mouettes. A place where one arrives as a guest, and leaves with the feeling of having discovered a well-kept secret... already looking forward to returning.



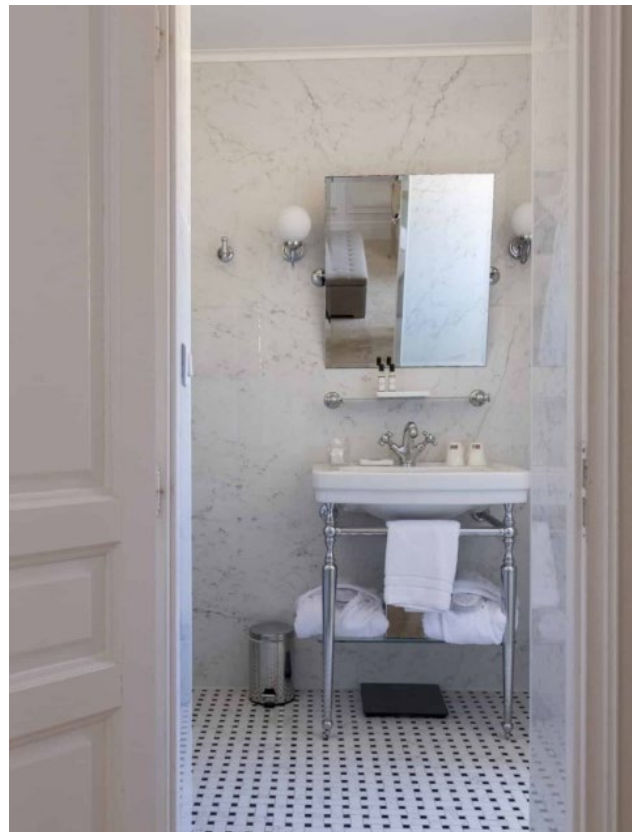


ROOMS

At Les Mouettes, the property's history is woven into its interiors – a seaside charm enriched with engravings, antique paintings and a carefully curated blend of vintage finds and contemporary pieces.

Each room is unique, combining elegant décor with modern comfort. Inspired by the Mediterranean, the interiors are bathed in soft pastel hues and sunlit tones. Bright and airy, most rooms open onto a private terrace and, naturally, the sea.

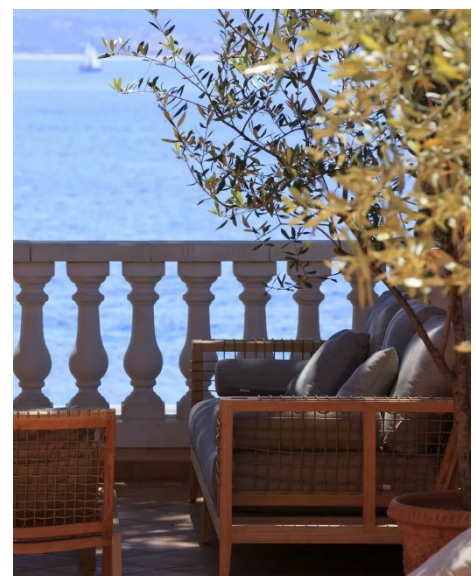
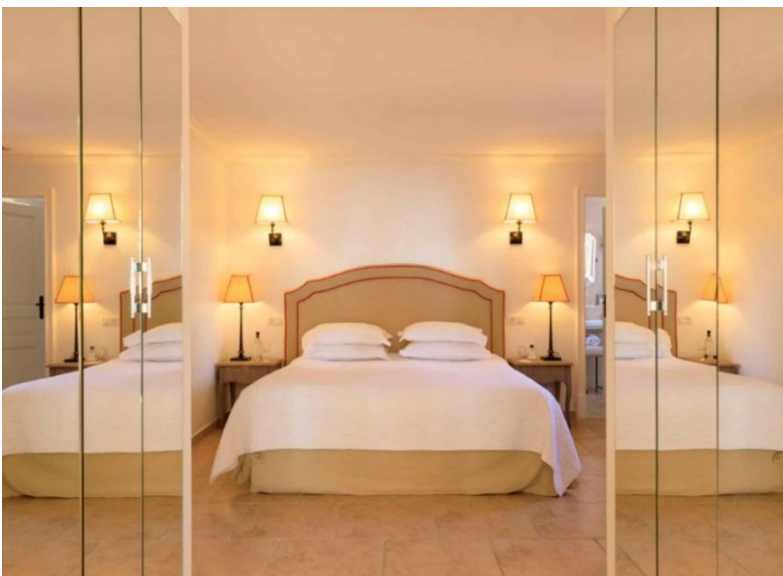




SUITES

Nestled within the warm ochre walls of the historic villa, the Suites offer a refined retreat.

Spacious and luminous, they feature a separate living room, a large furnished terrace and breathtaking panoramic views over the Mediterranean.

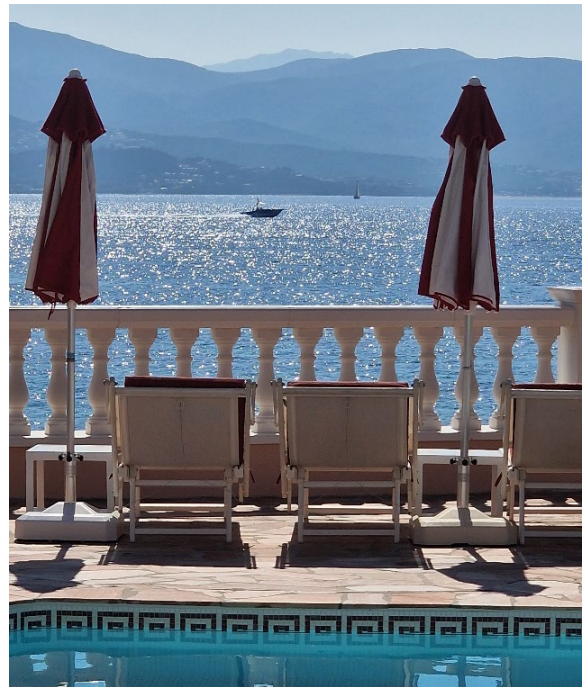




POOL & BEACH

Set within a garden watched over by a graceful palm tree, the expansive seawater pool – lined with iconic red-and-white loungers – captures the relaxed elegance of the Corsican Riviera, while white balustrades frame the endless horizon.

Just below the terrace, a small golden-sand beach leads directly to the crystal-clear waters of the bay. Here, guests can swim in the Mediterranean or simply unwind with a book, sinking into a gentle seaside reverie to the soothing rhythm of the waves.





LOUNGES & VERANDA

Intimate, bright and welcoming, with a piano, a fireplace and a library, the lounges offer a haven where time seems to slow when the weather turns cooler or unsettled.

The veranda, with its plush banquettes, serves as a dining room in damp weather or, at any time of day, as an inviting spot for a tea or coffee.



WELLNESS & SPA

Our rooftop Spa, overlooking the sea offers treatments developed using local cosmetic products, notably aromatic plants grown organically, such as the renowned Corsican Immortelle.

A hammam and a whirlpool bath complete our wellness offering.

Coming in 2027, a new Spa and a fitness room, both more spacious and fully covered, will further enhance the guest experience.



DINING



Signature Restaurant

Since 2025, Chef Jérôme Bemer has been at the helm of A Terrazza, the hotel's signature gastronomic restaurant, celebrated for a cuisine inspired by the Mediterranean and rooted in the finest Corsican terroir.

In a spirit that reflects the elegance of the Corsican Riviera, the Chef showcases island farm produce, locally caught fish and wild-harvested ingredients, crafting dishes that express the authenticity and generosity of the region.

The wine cellar, dedicated largely to Corsica's finest estates, offers remarkable depth and an exceptional selection of rare vintages.

A Terrazza is open for dinner from Tuesday to Saturday, on our sea-facing, starlight-bathed terrace.

A TERRAZZINA

Chic Trattoria

For lunch and on Sunday and Monday evenings, A Terrazzina presents a lighter, more relaxed interpretation of the Chef's cuisine, crafted with the same precision and attention to detail.

BREAKFAST

A Gourmet Start

Each morning, guests may also enjoy a chef-prepared breakfast, served à la carte on the terrace overlooking the sea.

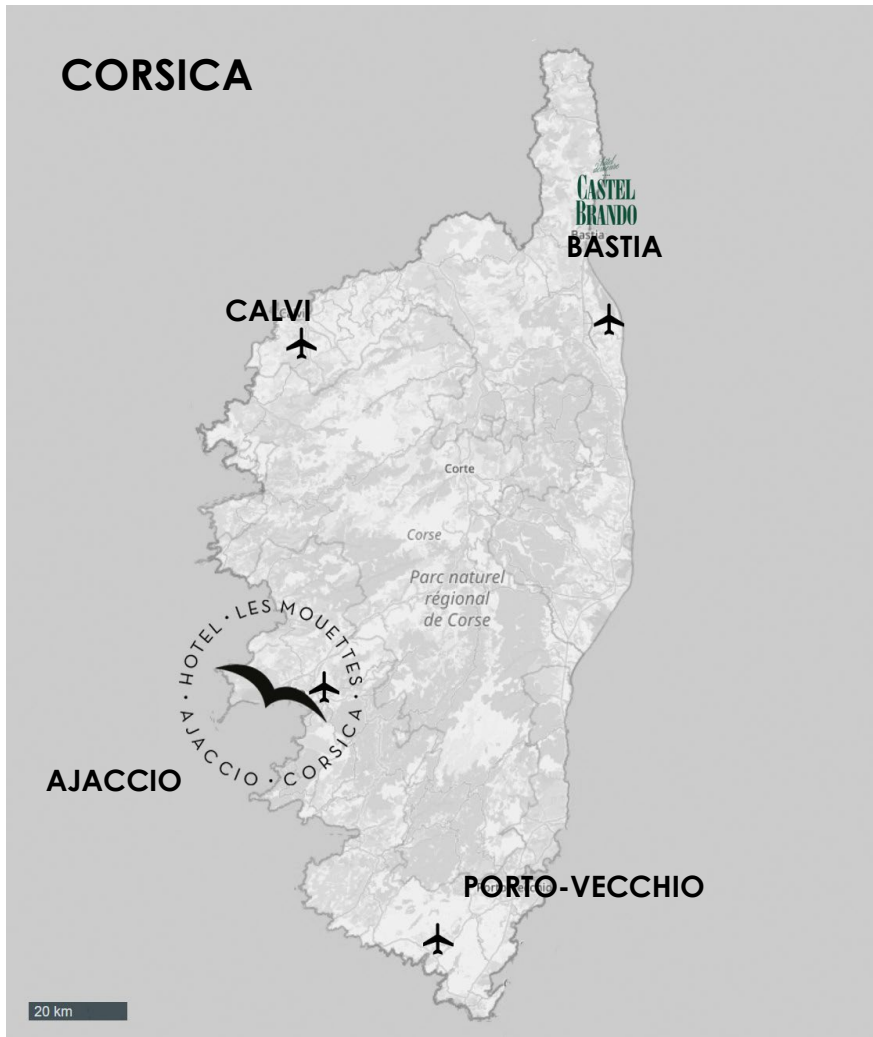




LOCATION

Hôtel Les Mouettes is located directly at the seafront, at the beginning of the Route des Îles Sanguinaires, just moments from the lively centre of Ajaccio, yet removed from its bustle:

- 1.3 km from the city centre (5 minutes by car, 15 minutes' walk)
- 8 km from Ajaccio International Airport (15-20 minutes by car)



AJACCIO & THE BAY

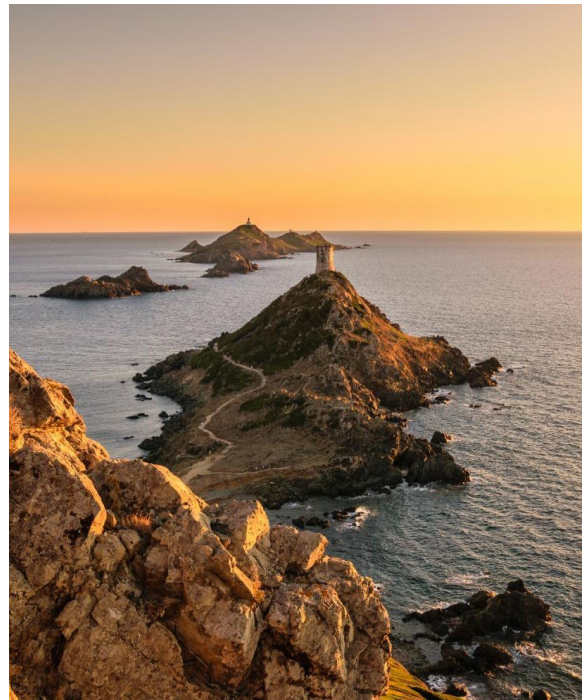
Capital of Corsica and birthplace of Napoleon Bonaparte, Ajaccio offers visitors a rare Mediterranean blend of history, culture and easy elegance: first-class cultural venues – the Fesch Museum and the Maison Bonaparte, a vibrant food market, colorful façades, lively café terraces and a picturesque old town complete with cobbled streets, a fishing harbour and a medieval citadel.

The Route des Sanguinaires offers an effortless escape to a succession of beaches, from elegant settings with restaurants and beach clubs to the wilder shores of nearby Capo di Feno.

At the tip of this peninsula lies the Parata Nature Reserve, offering vast panoramas and dramatic cliffs plunging into the sea.

Above the bay, hills and mountains form a vast natural amphitheatre, growing increasingly wild with altitude.

Forests, trails and rivers invite exploration, as do the hilltop villages and timeless communities scattered across the hinterland.







KEY FACTS & DATA

Key Dates

- 1880 Construction of the property's main building: the "Villa Pompeiani"
- 1930 First opening as a seaside inn, named "Hostellerie de la Grande Bleue"
- 1954 Reopening under the current name "Hôtel Les Mouettes"
- 2006 Acquisition by the current owners and major renovations
- 2024 Most recent significant renovation

Company Information

La Villa du Golfe SAS: operations & real estate sole owner

- VAT FR15 489 632 430
- SIRET 489 632 430 00026

Owning & Managing family

- Jean-Baptiste PIERI, Co-owner, President & General Manager
- Julien PIERI, Co-owner & Director

Sister Property

Hôtel Castel Brando**** (Erbalunga, Cape Corse)

Address & Setting

- 9, cours Lucien Bonaparte, 20000 Ajaccio, Corsica, France
- 0.25 hectares (0.62 acre) seafront property with direct access to a private beach
- Built area: 1,600 m² (17,200 sq. ft.) on 3 levels above ground

Annual opening: 7 months (April-October)

Number of Rooms and Suites: 27

- 6 Classic: rear view, floor area 18-26 m² (195-280 sq. ft.)
- 8 Charme: sea view, terrace, floor area 25-26 m² (270-280 sq. ft.)
- 5 Superior: sea view, terrace, floor area 23-30 m² (250-325 sq. ft.)
- 6 Signature: sea view, terrace, separate lounge, floor area 30-35 m² (325-375 sq. ft.)
- 2 Deluxe: sea view, terrace, separate lounge, floor area 45-55 m² (485-590 sq. ft.)

KEY FACTS & DATA (CONTINUED)

2026 Rates

- Rooms from €175 to €750
- Suites from €370 to €1,000
- Breakfast: €35

A Terrazza Restaurant

- 38 seats on the terrace, 22 indoors
- A Terrazza (fine dining): Tuesday - Saturday for Dinner
- A Terrazzina (chic trattoria): every day for Lunch, Sunday & Monday for Dinner
- All-day dining & room-service menu
- Average spend per guest (excluding wine): A Terrazza €90, A Terrazzina €60

Other Services

- Private taxi or black van airport transfer
- Complimentary private parking (19 car spaces), including 10 EV charging points, secure bicycle parking and storage facilities
- Complimentary bicycles available for guests, with electric bikes available for hire,
- Complimentary snorkelling equipment, stand-up paddleboards, and children beach toys
- Meetings & Team building: On-site meeting room for up to 14 guests, base for nautical and outdoor activities, partner congress centre located in the immediate vicinity (up to 100 attendants)
- Full property buyout available upon request, subject to conditions

Affiliations & Mentions

- Teritoria since 2006 
- Cercle des Grandes Maisons Corses since 2007 
- Michelin, Lonely Planet, Côté Sud, Vanity Fair, L'Express, Le Figaro

IT Architecture

- Free high-speed Wi-Fi throughout the property
- PMS & Booking Engine Mews
- Channel Manager Synxis
- GDS Amadeus EU AJAHDM Sabre EU 308635
 Galileo EU C5040 Worldspan EU AJAHM

SUSTAINABLE TOURISM

Corsica's exceptional environment, culture and traditions are its greatest assets.

For this reason, we have implemented a wide range of environmentally responsible practices and sustainable initiatives in support of Corsica's agriculture, craftsmanship, culture, economy and local employment.

Hyper-local & Responsible Gastronomy

- A culinary philosophy rooted in the island: nearly 100% of our fresh produce is sourced from local, family-run organic farms and sustainable fisheries.
- Certified excellence: Gusti di Corsica and Collège Culinaire de France.

Environmental Stewardship

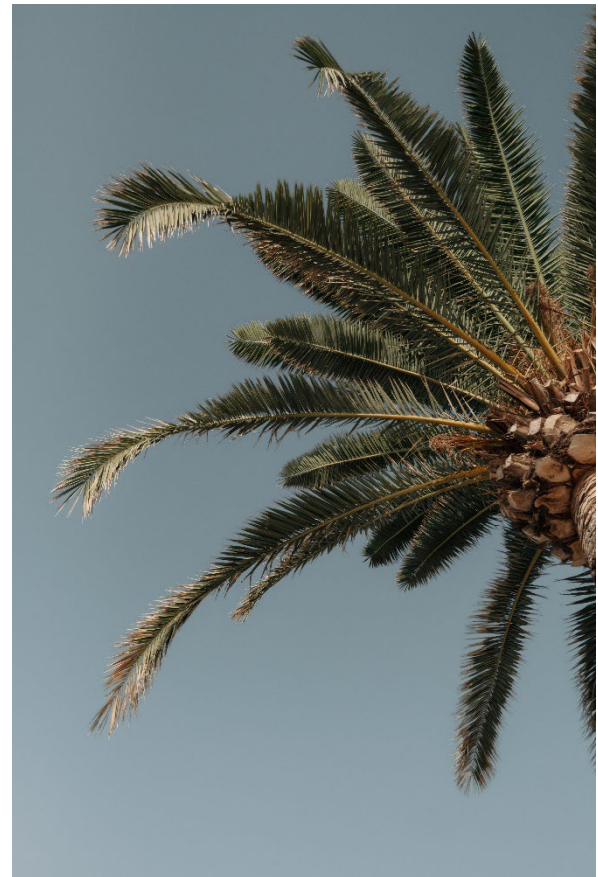
- Priority sourcing from local craftsmen and suppliers.
- Reducing our footprint through innovation: solar-powered water heating, high-efficiency climate control, waste sorting and a strict plastic-free policy for guest amenities.
- To support eco-conscious exploration of the island, we offer 10 electric vehicle charging points within our private car park, complemented by a fleet of bicycles.

Social Responsibility & Human Heritage

- Our most precious asset is our people. We prioritize local recruitment, training through apprenticeship and continuous education, and a healthy work-life balance. Our commitment to workplace well-being and social responsibility was independently audited and recently awarded the highest 'Peace & Work Gold' rating.

Our journey continues

- By 2028, the hotel will host its own rooftop photovoltaic power plant, aiming at being 50% self-sufficient regarding energy consumption.



CURRENT DEVELOPMENTS

2026

- New website

2026/2027

- A 100 m² (1,100 sq. ft.) spa featuring two treatment rooms, indoor sea-view relaxation area, equipped with a balneotherapy pool and a hammam, and a covered outdoor relaxation sea-view terrace
- Discussions underway with the luxury Corsican-organic cosmetic brand Casanera
- Five-star classification

2027/2028

- 30 m² (330 sq. ft.) fitness room with sauna
- Addition of a 60 m² (660 sq. ft.) suite and removal of two rear-view rooms
- Installation of a photovoltaic roof system

2028/2029

- Conversion of 3 Charme Rooms into Signature Suites, resulting in the following final inventory:
 - 4 Classic Rooms (rear view, -2)
 - 5 Charme Rooms (sea view, terrace, -3)
 - 5 Superior Rooms (sea view, terrace, unchanged)
 - 9 Signature Suites (sea view, terrace, lounge, +3)
 - 3 Deluxe Suites (sea view, terrace, lounge, +1)

Total: 26 rooms and suites (-1), including 12 suites (+4) and 14 rooms (-5), with 22 units offering sea views and terraces.

CONTACT DETAILS

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