



Currie French Properties Ltd

2 Fulbrooke Road, Cambridge, CB3 9EE, U.K.

Tel; (00 44) (0)1223 576084

Fax; (00 44) (0)1223 514872

info@curriefrenchproperties.com

www.curriefrenchproperties.com

**Villard de Lans, I sère,
RHONE-ALPES**

Ref. IC261

Prices from 72,000€ to 120,000€

Plus legal fees



The "Résidence" in winter.

4 self-contained studios and 1 bedroom apartments in a high quality "Résidence" just 10 minutes walk from the centre of the town of Villard-de-Lans in the Vercors region of the French Alps. The building was originally constructed in 1935 as a children's convalescent home and was converted into furnished apartments in 1991. At that time a management company was set up to oversee a holiday rental business. The parent company has now decided to sell 25 of the 35 apartments while retaining the management company to continue renting the remaining 10 and to offer a full rental service to new owners.

While every endeavour is made to ensure the accuracy of these descriptions we often have to rely on information supplied by third parties. Currie French Properties can therefore accept no responsibility for inaccuracies contained herein.



The Residence in Summer.

The town of Villard de Lans is just 30kms South of the city of Grenoble and is surrounded by excellent skiing in the "Montagnes de Lans" This has 130kms of alpine ski runs between 2170 and 1050mts in altitude. These are made up of 8 black runs, 6 red, 8 blue and 4 green. There is also a very extensive cross-country skiing domaine extending to 160 kms of pistes. A free shuttle bus to the ski lifts passes within 200 metres of the Résidence. Villard de Lans is also a well-frequented summer resort with a wealth of activities and facilities to be enjoyed, including an 18 hole golf course.

The "Résidence" is set in its own extensive grounds and includes a variety of shared facilities which include an indoor heated swimming pool, a spa, sauna, steam room and pool room.

The Résidence is built on high ground overlooking the town and most apartments have south-west facing gardens or balconies. There is ample private parking and the grounds include an area of woodland and a small children's play area.



The interior of appt, 138.

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The central lobby.

Access to the apartments is through a reception area which is staffed seven days a week. From here you go into a vast marble floored central lobby area, open to second floor level with large open fireplace and a panoramic lift.

The accommodation consists of a living area with sofa bed, table and chairs, a fitted kitchenette with fridge, oven, twin burner electric hob and washing-up machine and a bathroom and separate w/c..

All prices include furniture and fittings including sofa beds in the living room, crockery, colour TV and telephone and intercom. A ski store at ground level and a reserved parking space are also included with each unit.

There is an annual service charge which covers cleaning and maintenance of all the communal areas.

There is also an optional rental service to let out the apartments for periods when owners do not wish to use them. The management company charges 25% of the gross rental for this service which includes publicity, bookings, welcome service, cleaning, laundry and maintenance. This service makes the properties very interesting investment opportunities by taking all of the complications of renting away from the owners.

The annual service charge varies according to the size of the apartment. It starts at 779€ for the smallest studio, rising to around 1060€ for a typical one bedroom flat. The service charge includes all water charges for the flats and pool, electricity in the communal areas, lift maintenance, heating for the common areas and pool, insurance, snow clearance for the driveway and parking area, gardening and general cleaning of the communal areas.



A typical bedroom and balcony.



The main lobby looking down from the second floor

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Appt number	Sleeps	Level	Type	Floor area	Balcony or garden. M2	TOTAL Price M ²	Price Euros	Status
R09	4	Ground Floor	1 bedroom	20.09	5	22.59	72,2880	
R12	4	Ground Floor	1 bedroom	27.07	17	35.57	114,000	
223	6	2nd Floor	Open plan Studio	23.50	0	42.71	120,000	
120	4	1 st floor	1 bedroom	27.07	8	31.07	99,424	

Price and availability list as of 1st April 2007.



Dining area and balcony in apt 537.

**Rental charges; Winter 2005 – Summer 2006.
In Euros.**

Type	Studio Sleeping 2	1 bedroom Sleeping 4	1 Bedroom or Studio Sleeping 6	2 Bedroom Sleeping 6	2 Bedroom Sleeping 8	3 Bedrooms sleeping 10
Appt No	R8, R9	J03 J04 R06 R07 R11 R12 R13 114 119 120 121 122 225 227 228 229 332	223, 537	435	226	330 138
Date						
2005						
3 Sept-3 Dec	230	310	375	435	460	600
3-17 Dec	255	338	410	478	500	650
17-24 Dec	360	480	570	670	700	780
24-31 Dec	400	520	620	720	750	850
2006						
31Dec-21 Jan	315	430	510	590	620	720
21 Jan- 4 Feb	350	480	560	650	675	780
4 Feb – 4 Mar	550	700	850	990	1020	1200
4 Mar – 8 Apr (1 peak week)	340	470	540	650	675	780
8-29 April	315	430	510	590	620	700
29-Apr – 17 June	255	350	420	495	520	620
17June – 1 July	300	405	490	565	590	700
1-15 July	380	500	600	700	725	800
15- July – 19 Aug	420	550	650	750	780	900
19 Aug – 2 Sept	300	405	490	565	590	700
Gross Income in Euros from the 15 highlighted weeks.	6280	8240	9830	11430	11855	13770

(The 15 weeks highlighted in red (plus the first week of March) are the periods when the Residence is fully booked. For the purposes of calculating a rental income this could be taken as a realistic minimum.)

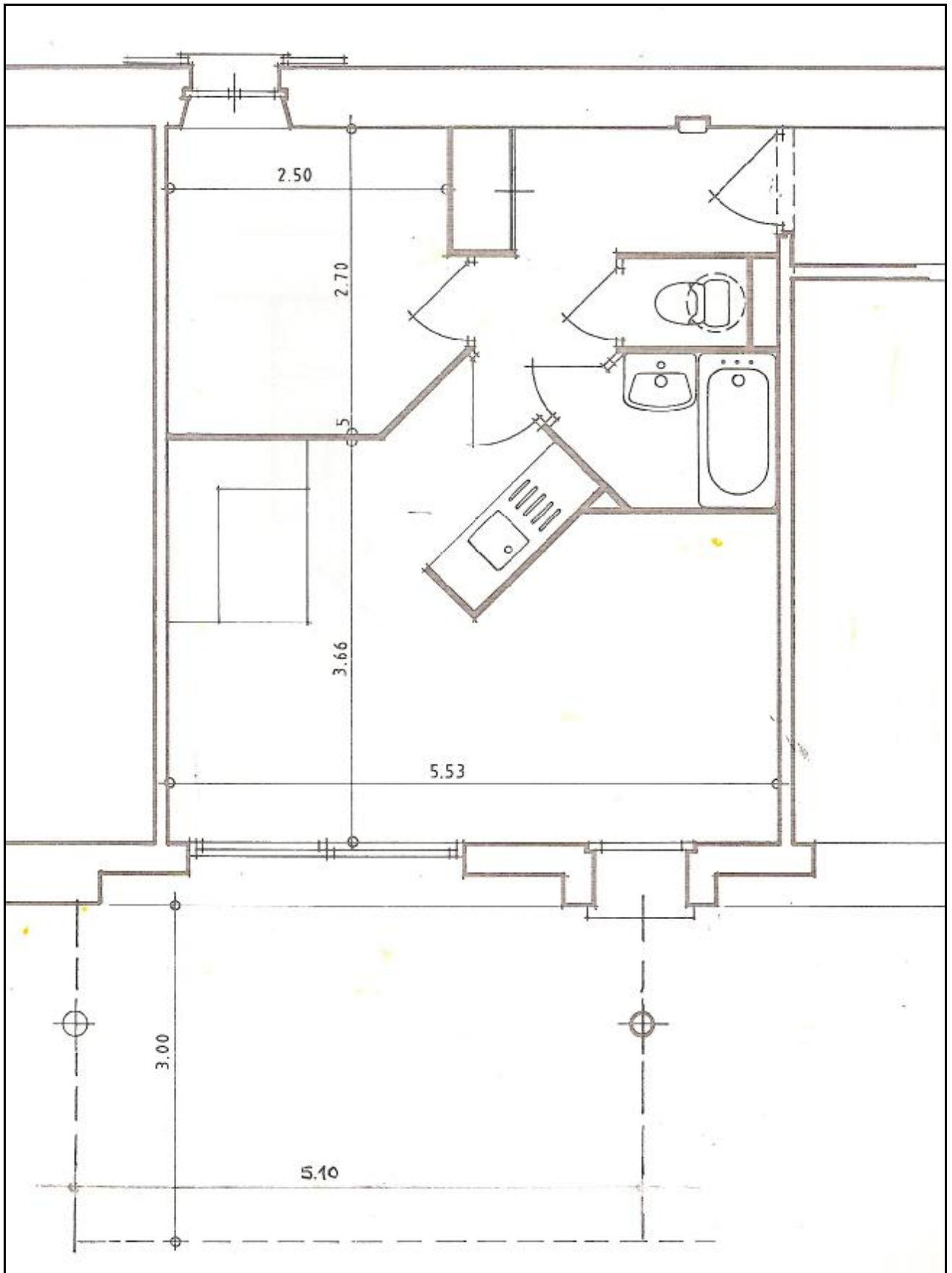


The indoor pool and Jacuzzi



A typical kitchen area.

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Floor plan of a typical 1 bedroom apartment with garden area.

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