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**Le Teich, GIRONDE, AQUITAINE,
SW France**

Ref. IC338

From 112,578€ to 135,271€ (all inclusive)



Located in the coastal village of Le Teich (*pronounced Le Teysh*) Rives Marine is a new development of 1, 2 and 3 bedroom apartments all with balconies or small terraces sympathetically integrated into a beautiful conservation area on the Southwest coast of France.

Priced from just € 112,578 and with a guaranteed yield package of up to 5.5% p.a. this is an opportunity to combine a smart investment with an occasional holiday home and benefit from a substantial discount on the purchase price and strong capital appreciation potential.

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Key Features

- Traditional design in a village location
- Located in conservation area on the Atlantic coast
- Up to 5.5% yield
- 10 years 7 months guaranteed rental return
- Personal use option
- 16.4% discount on purchase price
- Swimming pool on site
- 1, 2 and 3 bedroom apartments.
- Price range from €112,578 to €135,271 (after discount)
- Price is inclusive of all Notary fees and taxes.
- Completion scheduled for 31/03/2007

Summary

Looking out onto the beautiful Bay of Arcachon in southwest France, just 1km from the water Rives Marines consists of a series of small buildings comprising of apartments inspired by the traditional architecture of the oyster huts that can be found in the Bay.

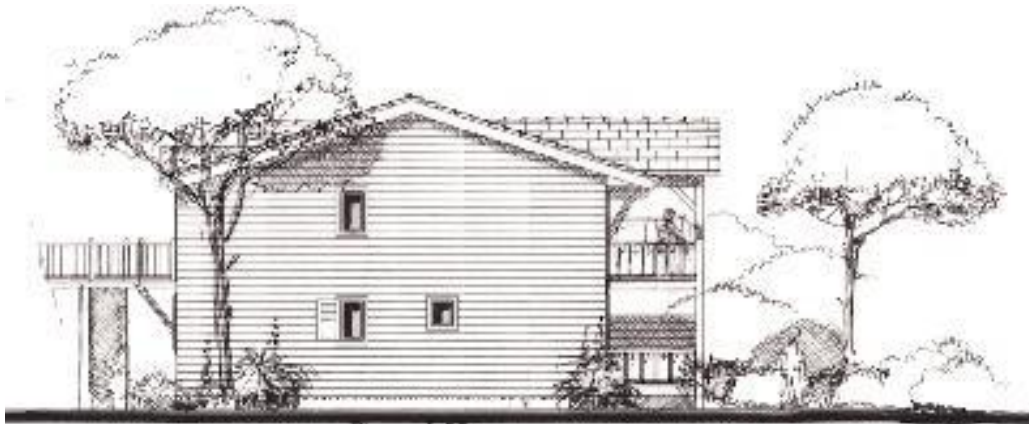


The development offers 139 units (50% already sold). A balanced range of one, two and three bedroom apartments. All have fully fitted kitchens and bathrooms and all enjoy the use of a private balcony or terrace.

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Rental options; Purchasers have 2 options when investing in Rives Marine;

1. Pure Investment: A guaranteed rental return of 5% p.a paid net of all management and day to day running costs.
2. Leisure Invest; A guaranteed rental return of 4% plus an annual Holiday credit of 1.5% used to buy stays at the property.



Management of your property

Rives Marines is managed by Eurogroup. This national company has a track record of running developments in a wide variety of natural settings – from coasts, to mountains to urban centres – and more recently is expanding its portfolio in the eco-tourist market. Eurogroup has a strong reputation internationally with more than 150 tour operator partners. 40% of its customers are French and 60% international.

Financing your property

Mortgages can be arranged (subject to bank approval for up to 80% of the total purchase price, when you receive the 16.4% discount on this amount you will have effectively borrowed approximately 95.6% of the actual price paid.

Example:

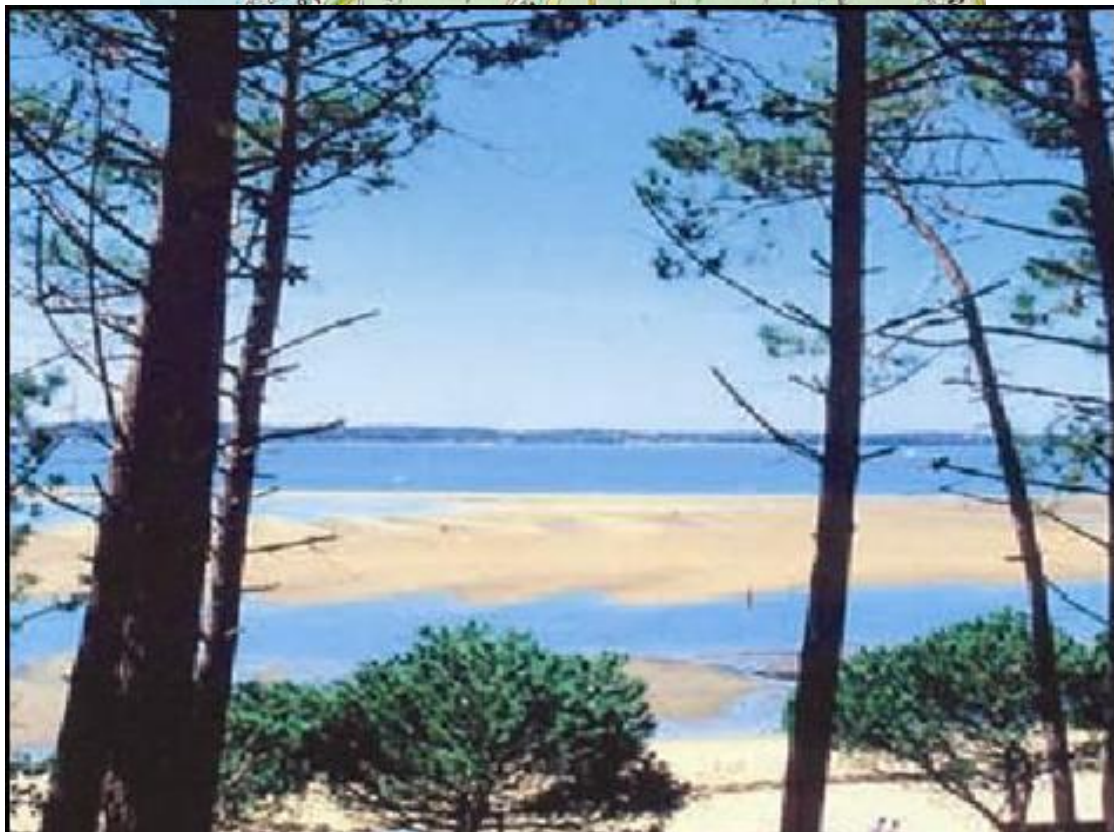
Purchase price: €134,517
Mortgage @ 80%: €107,614
Deposit @ 20% €26,903
Discount (16.4%) €22,044
Total personal investment = €4,859

The Region of Aquitaine and the Bay of Arcachon

Le Teich is a small fishing village on the Bay of Arcachon in the departement of Gironde in the Aquitaine region of southwest France. Aquitaine is the largest region in France comprising the following departements: Dordogne (known as Perigord by the French), Gironde, Landes, Lot-et-Garonne and Pyrenees-Atlantiques. Its long, straight Atlantic

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coastline stretches 200km from the mouth of the Gironde estuary down to the Spanish border. With miles of beautiful sandy beaches the region offers an unspoilt and perhaps more civilised alternative to the many packed holiday hang-outs of France's Mediterranean coast. The two main resorts are Biarritz in the south and Arcachon to the north. Bordeaux is Aquitaine's largest city.



View over the Basin d'Arcachon

The Bay of Arcachon is a lagoon of 250 square km. With its grand villas and rolling sand dunes, Arcachon is an elegant Atlantic resort, popular with the Bordelais (residents of

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neighbouring Bordeaux) weekenders. The rolling waves of the Atlantic ensure this area is also popular with surfers.

The Bay forms part of the French national park "Les Landes de Gascogne" and is one of the key stop-off points for European migratory birds, hosting as many as 300 species over the course of a year. For these reasons, Le Teich draws nature-lovers from far and wide to marvel at the astonishing array of resident flora and fauna.

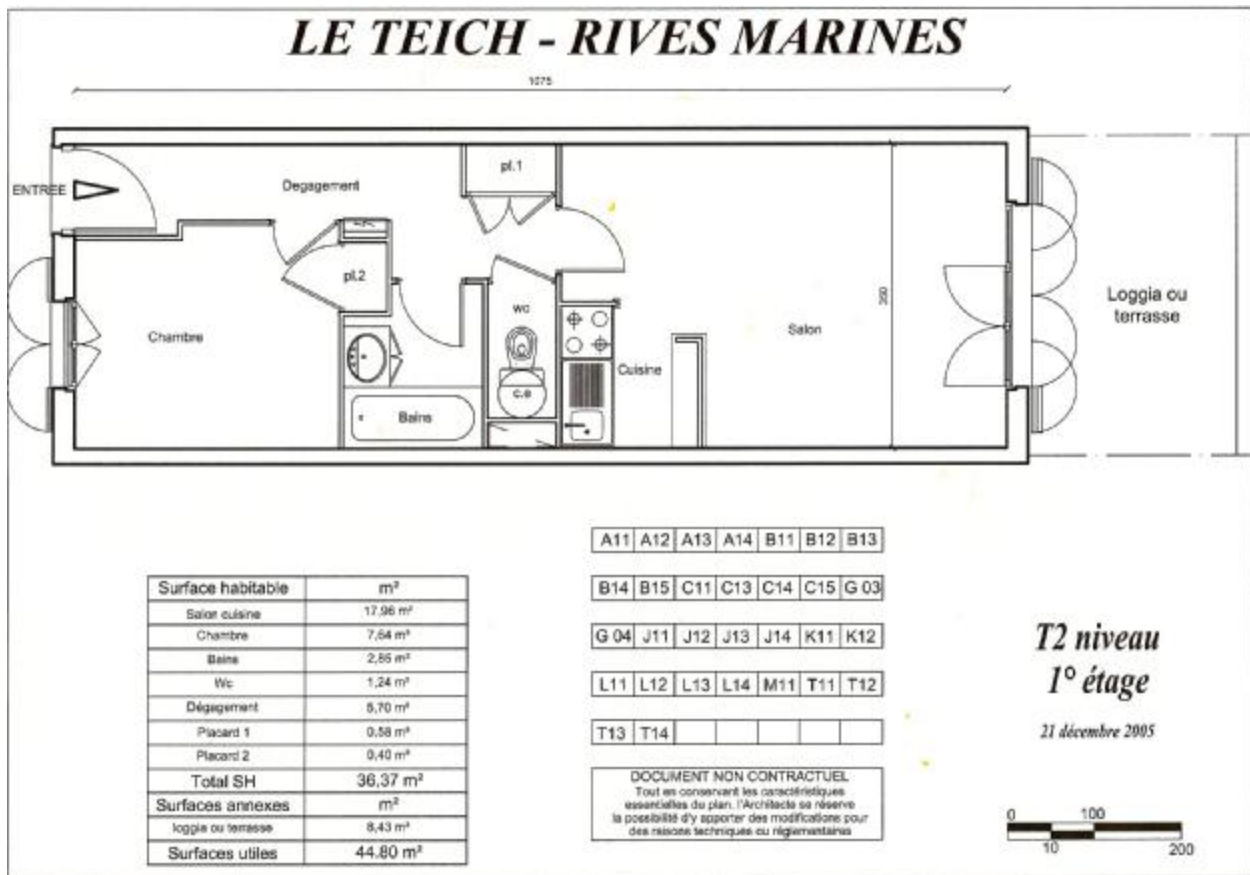
With a rich patchwork of dunes, pine forest and inland waterways, the local landscape is also great to explore whether by bike or on foot. A key local attraction is the "Dune du Pilat", the highest dune in Europe, and other locations popular with ramblers include the Arguin sand bank, the bird island and the famous ornithological park.

Aquitaine is famous for its gastronomy and in particular foie gras, confits, crepinettes and freshly caught sea food. Arcachon is famous for its oysters and Landes is one of France's largest oyster-producing regions. The region around Bordeaux is renowned for its world-beating red wines and around Arcachon you will find vineyards growing the Medoc grape variety. Most chateaux host tasting tours around their cellars. The spirit Armagnac is also produced in Aquitaine.

The wider southwest region provides a host of cultural attractions for the visitor. There are the medieval castles in Lot-et-Garonne and Pau, caves housing cro-magnon remains in Perigord and the ski resorts of the craggy Pyrenees on the Spanish border. And only 60 km from Arcachon is Bordeaux – a thriving port city with beautiful eighteenth century architecture, excellent shopping and numerous cultural events.

For more information on Le Teich and the surrounding area, please follow the links below:

- <http://www.littoral33.com>
- www.crt.cr-aquitaine.fr/crtafr/avoir1.asp
- <http://www.parc-ornithologique-du-teich.com/>
- <http://www.tourisme-gironde.cg33.fr/> (FRENCH SITE)
- <http://aquitaine.angloinfo.com/>



Plan of a 1 bedroom apartment.

Travel

By car

- Le Teich is 590km (365miles) from the nearest Channel Port (St Malo) and 960km (592miles) from the Channel tunnel terminal in Calais.
- The nearest motorway to Le Teich is the A63, joined at exit 22

By train

- You can reach nearby Bordeaux (60km) by Eurostar from London and Ashford.
- Le Teich has its own railway station which is on the line between Bordeaux and Arcachon. There are 15 trains per day.

By air

- The nearest airport to Le Teich is at Bordeaux
- Served by a number of airlines from the UK and Eire including Easyjet, Flybe , BMI baby and British Airways.
- Flight time from London is 1hr 30 minutes.



Market information

The Aquitaine region – expanding tourism

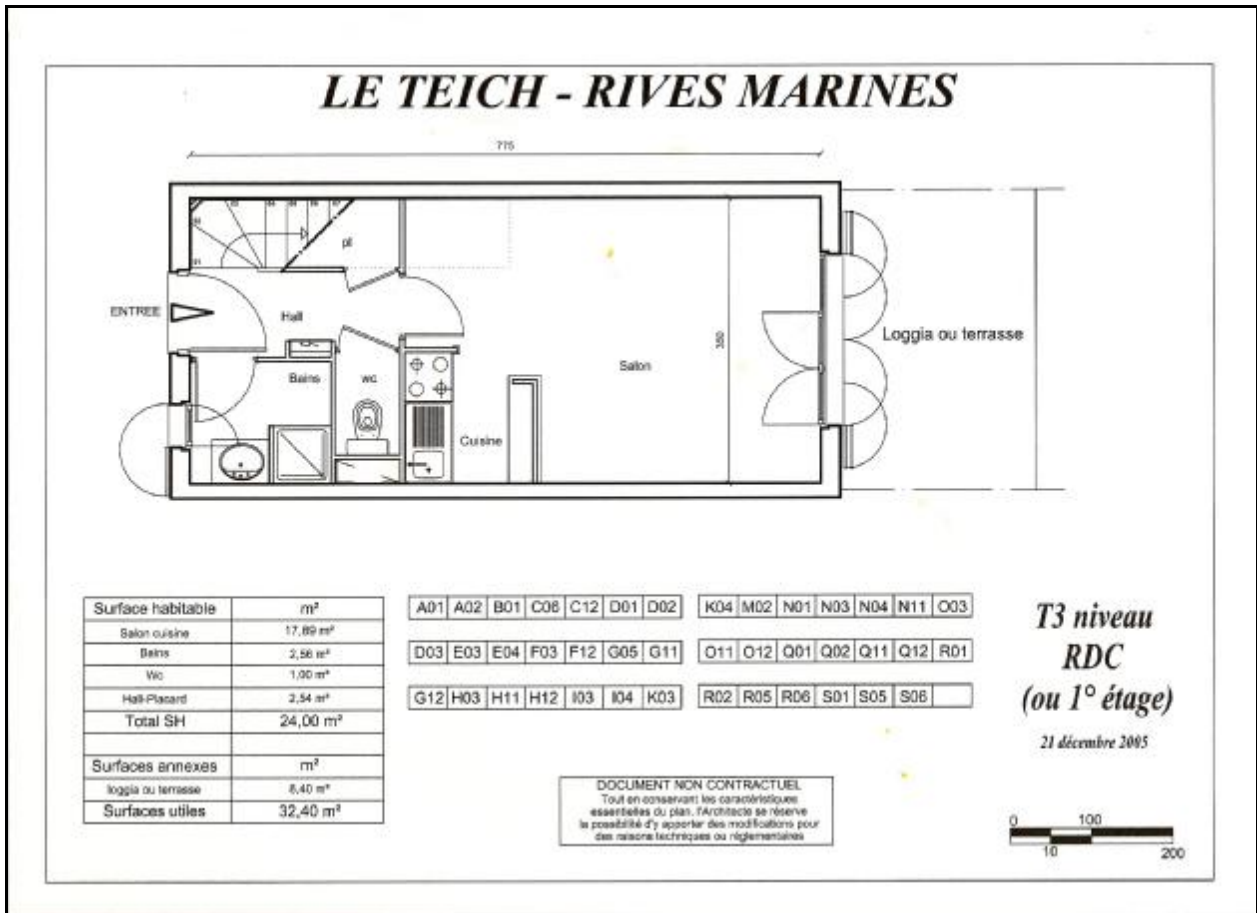
Aquitaine is France's largest region by land mass and its population is 2,900,359. Its three main towns are Bordeaux (population: 753,931), Bayonne (population: 178,965) and Pau (population: 181,413); the closest of these to Arcachon and Le Teich is Bordeaux (60 km).

With its wealth of cultural attractions, Aquitaine is currently promoting its tourist industry. The southwest region is already very popular with British holiday-makers and is currently the most popular location for Brits buying property in France. And with its excellent gastronomy, beautiful beaches, rich cultural heritage and Pyrenean ski resorts, it's not hard to understand why.

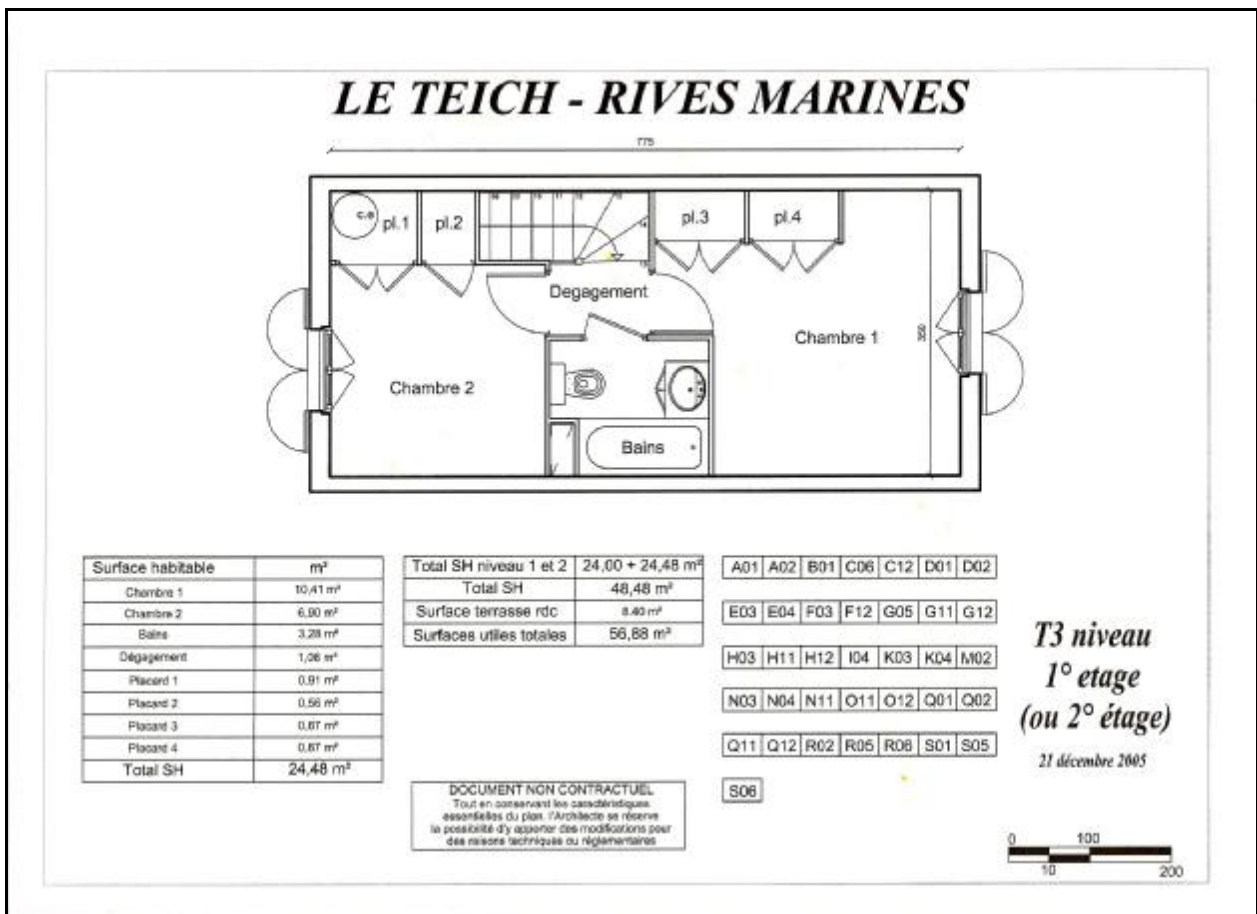
Le Teich – a natural wonderland

Le Teich sits on the beautiful Bay of Arcachon. The two main industries here are oyster farming (you can often see the beds at low tide) and tourism. Boasting not only fabulous beaches but also forming part of the "Landes de Gascogne" national park, the Bay draws not only beach-bums but also nature-lovers and ramblers too. In particular it is popular with residents of nearby Bordeaux looking to chill out over the weekend.

As an area of outstanding natural beauty and scientific interest, the Arcachon Bay area is protected. Le Teich is one of the few areas where new development is currently being allowed.



Plan of 2 bedroom apartment, lower level.



Plan of 2 bedroom apartment, upper level.

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