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Montpellier, Herault, LANGUEDOC-ROUSILLON

Ref; IC383

1 bedroom houses from 135,870€

2 bedroom houses from 151,400€



Artists impression of the development.

A investment development of 1 and 2 bedroom semi-detached houses with up to 9 month annual owners occupancy in an exceptional location close to both Mediterranean seaside resorts and vibrant historic cities.

The Domaine Le Mas des Cigales benefits from an exceptional location only 20 kms from the Mediterranean coast and its well-known beach resorts. Located between the major cities of Nîmes and Montpellier, with both airports receiving direct flights from the UK, travelling to the residence is very easy. Within 25 minutes of the resort town of La Grande Motte (a long time favourite with French holiday makers, which boasts a long sandy

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beach, Yacht marina and a famous casino), and within 20 minutes of the internationally renowned golf courses at both Massane and La Grande Motte, the Residence is the perfect place to enjoy a mixture of leisure, sports and city amenities.

Le Mas des Cigales is the perfect residence for people who would like to discover the French Mediterranean coast, its amazing landscapes and its culture, as it is at the crossroads of vibrant southern cities, famous seaside resorts and amazing natural reserves.



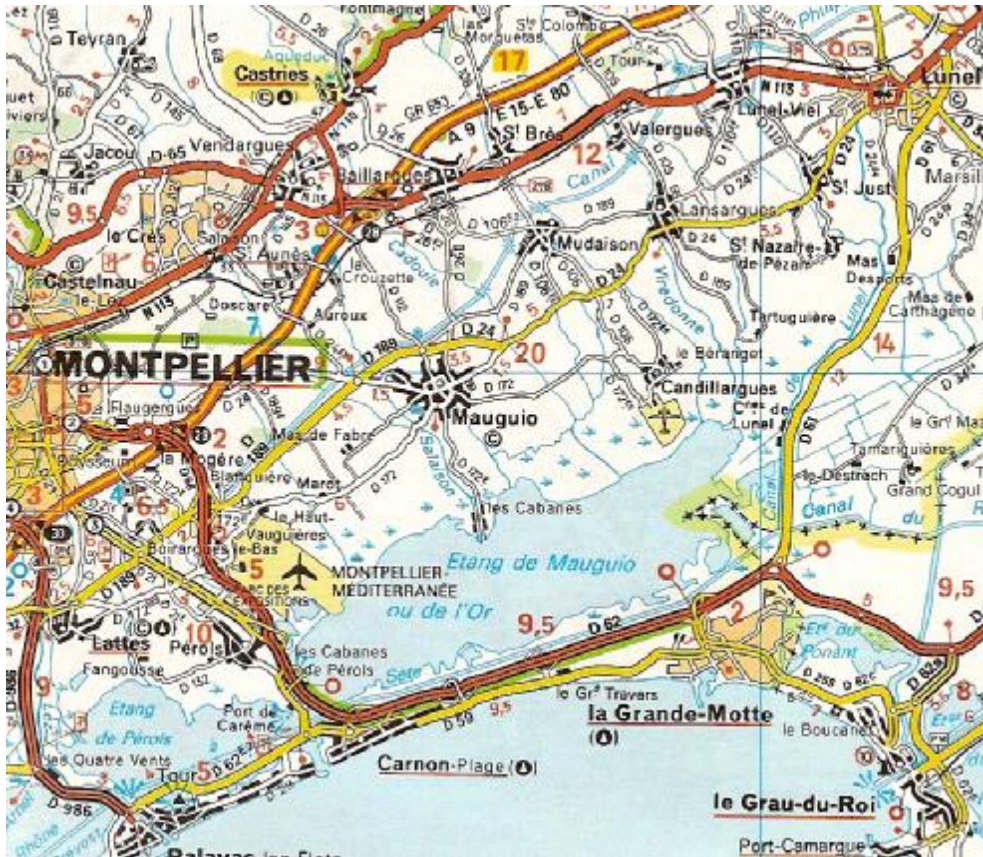
The beach at La Grande Motte

PROPERTY DETAILS

Located on the edge of the village of Castries and a pine forest and built on a 2 hectare enclosed area, The Domaine Le Mas des Cigales is a hamlet inspired by typical Provençal architecture. The development is composed of 54 one and two bedroom townhouses, from 46 m² to 53 m². All units are interior designed and delivered fully-furnished in the regional style.

The Residence enjoys numerous communal facilities including swimming pools, a children's playground and on-site sporting facilities. All units also benefit from their own parking and a private garden. Some have a terrace.

Prices range from €135,870 to €220,250 (prices exclude the 19.6% VAT that is refunded after completion.). The residence is an off plan opportunity, with completion due for March 2008.



CASTRIES

Castries benefits from an exceptional location, less than 10 km from Montpellier and 30 minutes to Nîmes, close to popular French seaside resorts such as Grau du Roi, la Grande Motte and Port Camargue (France's largest Yacht marina) and 30 km from the beautiful Camargue national park, an area famous for its Cowboys (the Guardians) and Flamingos.

Castries is a typical regional French village offering a range of amenities as well as several restaurants well known for the quality of their cuisine.

The streets of Castries come to life twice a week when the local market selling high quality fresh local produce is held. In addition, the medieval chateau is a regular venue for concerts and cultural events throughout the summer.

GETTING THERE

The nearest international airport is at Montpellier just 20kms away. It is served by Ryanair (London Stansted) and British Airways among others. You can also take off from Nîmes airport, which offers daily flights to London (Luton), 4 flights per week to Liverpool and regular flights to East Midlands airport.

The exit for the A9 Autoroute is less than 5 minutes drive (4 km) from the residence allowing easy access to the entire French motorway network.

The nearest high speed train stations is Montpellier TGV station (15 min), which allows you to reach Paris in 3h15, Lyon in 1h50 and Marseille in 1h30 from its station.

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MANAGEMENT

These houses represent a low risk investment managed by an experienced company "Grand Bleu" established in 1989 and who specialise in the management of tourist residences, primarily in the south of France. To date they manage 6000 units across the country. You can find out more at their website; www.grandbleu.fr

GUARANTEED RENTAL INCOME

There are two distinctly different ways to purchase and enjoy ownership at Mas des Cigales. - **Option 1:** Owners will enjoy a 10 year guaranteed rental income, paid net of all management costs, service charges, insurance premiums and day to day maintenance costs. The rent will be reviewed every three years and will change in line with the INSEE rented property index. The net annual yield will be 4.4% in this case based on the net property price (excluding VAT)

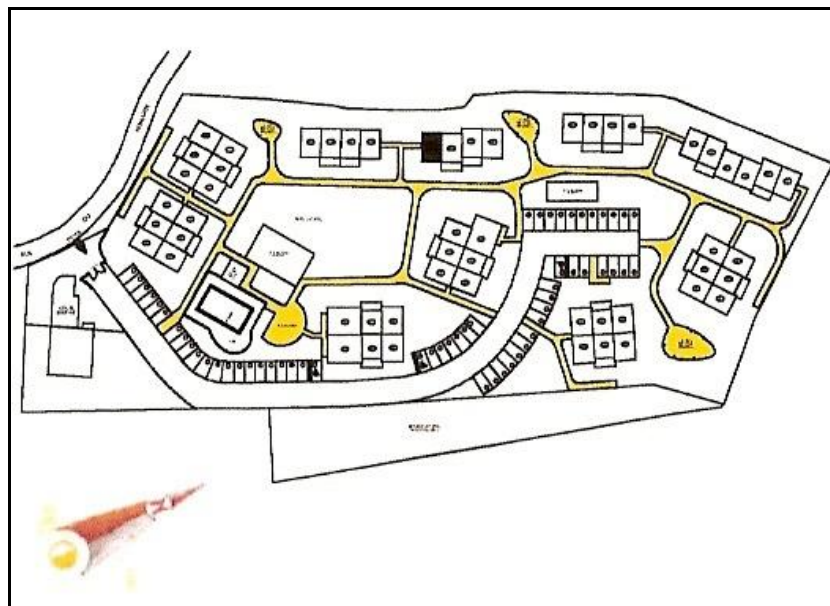
In addition owners will benefit from a 20% discount on public rates if they wish to use their property or indeed any other property managed by Le Grand Bleu.

- **Option 2:** As with option one, owners will also enjoy a 10 year guaranteed rental income paid net of all management costs, service charges, insurance premiums and day to day maintenance costs. The rent will be reviewed every three years and will change in line with the INSEE rented property index.

In this option however, the management company will sublet your property during the peak 8 weeks from the first Saturday of July to the last Saturday of August and you will receive a net rental income of between 2,000 € and 2,300 €

For the remainder of the year you will be completely free to use your property as you wish without worrying about the associated costs and responsibilities of owning and maintaining a holiday home.

In addition if the management company are able to sub let your property at other times outside the peak summer weeks then you will receive additional rental income, at the rate of 60% of the public prices.



Plan of the whole development

CAPITAL GROWTH

Good quality holiday accommodation is in short supply in the region, with visitor numbers growing year on year, and although property prices have increased steadily over recent years Castries remains sensibly priced meaning that in our opinion there is considerable room for future capital growth.

Finance:

Financing: 70% of the total purchase price and costs inc VAT - with possibility of 80% of total purchase price of costs (80% to be confirmed). Subject to status. Current rates are from 3.9% on a repayment basis.

WHY BUY NOW?

COMPETITIVE PRICES

Le Mas des Cigales demonstrates that it is still possible to buy a high quality new build holiday home in the South of France for less than £100k. Prices continue to rise in the region, so reserving your place in the sun off-plan at Cigales now and enjoying the potential of 2 years capital growth before building completion could be one of the best investment decisions you make.

GUARANTEED RENTAL INCOME AND A UNIQUE OCCUPANCY OPTION

Le Mas Des Cigales is a sensible low risk and hands off investment offering genuine long term rental guarantees and a 16.4% discount on the purchase price from the VAT refund.

With option 2 those looking for a holiday home can enjoy personal use for most of the year, receive a guaranteed rental income and potential for additional rent and have the security of knowing that their property will be fully managed for the next 10 years.



The centre of Montpellier

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Price list for units available for 9 month personal usage option

Unit	Type	Living Space (m2)	Terrace (m2)	Garden (m2)	Total Price incl. VAT(€)	Discount on purchase price (VAT refund)(€)	Total Price after discount(€)	Furniture excl.VAT	Furniture incl VAT	Net rental income (€)
17	2 bedroom	51	0	44	175,500	28,761	146,739	3,791	4,000	2,130
19	2 bedroom	53	9	44	194,000	31,793	162,207	3,791	4,000	2,300
20	2 bedroom	51	0	44	175,500	28,761	146,739	3,791	4,000	2,130
24	2 bedroom	51	0	22	175,500	28,761	146,739	3,791	4,000	2,130
27	2 bedroom	52	0	35	181,000	29,662	151,338	3,791	4,000	2,130
28	2 bedroom	52	0	35	181,000	29,662	151,338	3,791	4,000	2,130
29	2 bedroom	53	9	35	193,500	31,711	161,789	3,791	4,000	2,300
31	2 bedroom	53	0	35	183,000	29,990	153,010	3,791	4,000	2,130
32	2 bedroom	53	0	35	183,000	29,990	153,010	3,791	4,000	2,130
36	2 bedroom	53	0	35	183,000	29,990	153,010	3,791	4,000	2,130
37	2 bedroom	53	0	22	183,000	29,990	153,010	3,791	4,000	2,130
39	1 bedroom	46	9	12	169,500	27,778	141,722	2,844	3,000	2,000
40	1 bedroom	46	9	12	169,500	27,778	141,722	2,844	3,000	2,000
41	2 bedroom	53	0	25	183,000	29,990	153,010	3,791	4,000	2,130
42	2 bedroom	53	0	22	183,000	29,990	153,010	3,791	4,000	2,130

Price list for units available for the 100% leaseback option

Unit	Type	Living Space (m2)	Terrace (m2)	Garden (m2)	Total Price incl. VAT(€)	Discount on purchase price (VAT refund)(€)	Total Price after discount(€)	Furniture excl.VAT	Furniture incl VAT	Net rental income (€)	Yield (%)
01	2 bedroom	53	0	24	183,000	29,990	153,010	3,791	4,000	6,574	4.4%
03	1 bedroom	46	9	14	169,500	27,778	141,722	2,844	3,000	6,095	4.4%
06	2 bedroom	53	0	20	183,000	29,990	153,010	3,791	4,000	6,574	4.4%
08	2 bedroom	53	0	20	183,000	29,990	153,010	3,791	4,000	6,574	4.4%
13	2 bedroom	51	0	44	175,500	28,761	146,739	3,791	4,000	6,312	4.4%
43	2 bedroom	52	0	35	181,500	29,744	151,756	3,791	4,000	6,518	4.4%
45	1 bedroom	47	9	18	173,500	28,433	145,067	2,844	3,000	6,235	4.4%
47	2 bedroom	53	0	18	183,000	29,990	153,010	3,791	4,000	6,574	4.4%
48	2 bedroom	53	0	18	183,000	29,990	153,010	3,791	4,000	6,574	4.4%
51	1 bedroom	46	9	12	171,500	28,105	143,395	2,844	3,000	6,169	4.4%
52	1 bedroom	46	9	8	171,500	28,105	143,395	2,844	3,000	6,169	4.4%
53	1 bedroom	47	6	24	162,500	26,630	135,870	2,844	3,000	5,843	4.4%
54	1 bedroom	47	6	24	162,500	26,630	135,870	2,844	3,000	5,843	4.4%

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