

France

France, a country well known to the UK and Irish and representing the very richest tapestry of all the good things in life; Culturally blessed and steeped in history, world renowned cuisine and wine of course. A fantastically varied landscape from the snow-capped mountain ranges to the lushness of its river valley's and the extremes of its coastline with the ruggedness of the northwest regions of Brittany and Normandy to the long stretches of golden sand along the Mediterranean Côte d'Azur.

France invented the 'café culture' and the major Towns and Cities are overflowing with cosmopolitan sophistication, Paris remains a constant thrill no matter how often you return.

Even with the property market as globally diverse as it is now, it will surprise few to learn that France continues to vie with Spain as the number one destination for the discerning property buyer.



Getting there

It's really up to you; Flights from the UK into many French airports are plentiful, low cost airlines fly into Paris Charles de Gaulle (CDG) daily from most UK international airports. The Ferries also cross regularly each day and of course Eurostar provides speedy rail links (connecting with the French TGV at Lille or Paris). The new St. Pancras Eurostar hub (replacing Waterloo) is set to open on November 14th 2007.

Climate

Generally comfortably warmer than the UK and Ireland almost anywhere in France but hey, if you want it cold, try the Pyrenees in the depths of winter or if you're a sun lover the South and the South West will willingly oblige with a welcome 'UV fix.'

10 good reasons...

...to buy property in France

- 1 Very easily accessible by plane, boat or train, and you can even take your own car (not on the plane of course).
- 2 An amazing country with the ability to be all things to all people.
- 3 Relaxed, yet sophisticated way of life.
- 4 Still relatively inexpensive cost of living
- 5 Varied countryside and climate providing for equally varied hobbies and lifestyle.
- 6 Wonderful food and even better wine.
- 7 Good quality, safe and secure new build property opportunities.
- 8 Great choice of very affordable homes.
- 9 A strong legacy of domestic property rental, providing for good letting possibilities not only within the domestic but also the holiday home markets.
- 10 New president Nicolas Sarkozy has widely reported 'Thatcherite' views to substantially increase home ownership. Keep a close eye on the resulting capital appreciation of property.

Aubigny-Sur-Nère, Berry Region

The Clos de Montaine



The Clos de Montaine - Aubigny-Sur-Nère, Berry Region

Berry was an historical area located in the northern central region of France and whose capital was Bourges. It was an area that roughly corresponds to the modern day departments of Cher and Indre. Aubigny-Sur-Nère is located within the Sancerre-Sologne region which is a sub-division of the Cher department. Aubigny-Sur-Nère a town of just 6000 inhabitants is conveniently situated only 45 minutes from Bourges, and just a little farther to Auxerre and Orléans. Paris is only 90 minutes driving distance on the A77 motorway, which also provides easy access to Charles de Gaulle

International Airport. However the region is predominantly rural with beautiful countryside, forests, rivers, (including the Nere on which the town is sited and the Loire which runs a short distance to the East) and lakes indeed the most popular local lake the Etang du Puit has a pine fringed beach, picnic facilities and a host of watersports, The Town is incredibly pretty with quaint half-timbered buildings, fine churches, and a bustling Saturday market where excellent local products can be purchased.

Aubigny-Sur-Nère, Berry Region

The Clos de Montaine

Detached Homes

Positioned on the outskirts of the town bordering countryside yet within a kilometres easy walk of the heart of town, The Clos de Montaine is a intimate development of just 55 detached homes promoted direct by the developer, one of France's premier house builders and is offering its product as development, called a 'purchasing plan' in France, for the very first time; the developer would usually construct around 2000 individual bespoke homes each year.

Around 50% of the homes have already sold off-plan to the domestic market ensuring a mixed community.

Property details

3 or 4 bedroom

detached homes

Garage

Secure development



Three styles are available

The Beaulieu, Toucy and Fontainebleau, all are detached with either 3 or 4 bedrooms and set in plots of between 500 and 800 sq. metres. All are priced competitively from around £140,000 up to £150,000



Aubigny-Sur-Nère, Berry Region

The Clos de Montaine

Site Plan

Plots available



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Fontainbleau

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Property details

3 bedrooms

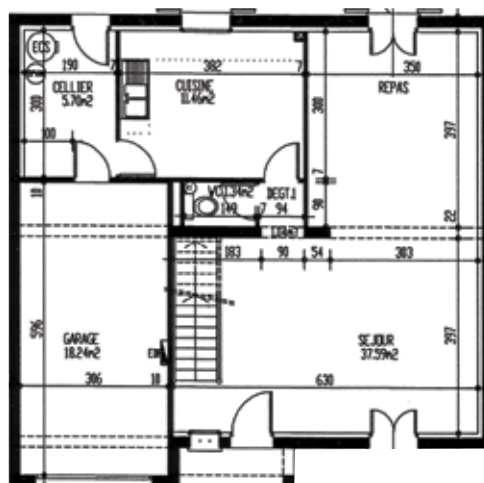
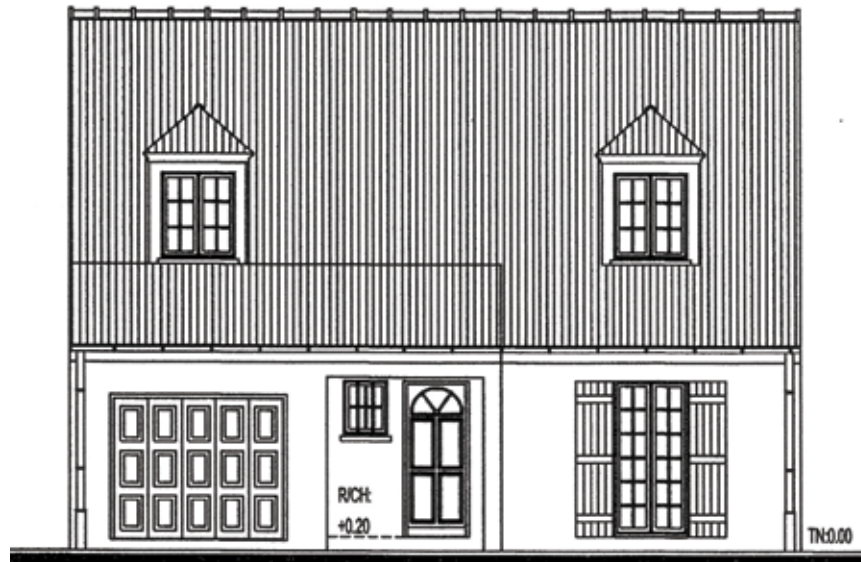
Loft space

Garage

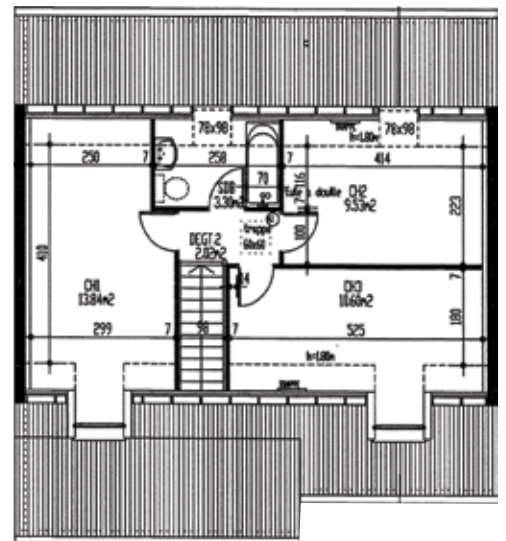
Property specifications

Living area 95.44 m²

Garage 18.24 m²



First floor



Second floor

Aubigny-Sur-Nère, Berry Region

The Clos de Montaine

Beaulieu

Positioned on the outskirts of the town bordering countryside yet within a kilometres easy walk of the heart of town, The Clos de Montaine is a intimate development of just 55 detached homes promoted direct by the developer, one of France's premier house builders and is offering its product as development, called a 'purchasing plan' in France, for the very first time; the developer would usually construct around 2000 individual bespoke homes each year.

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Property details

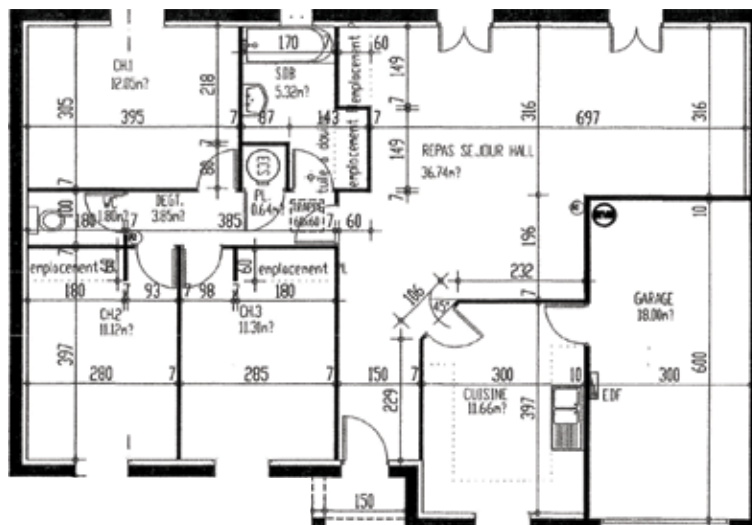
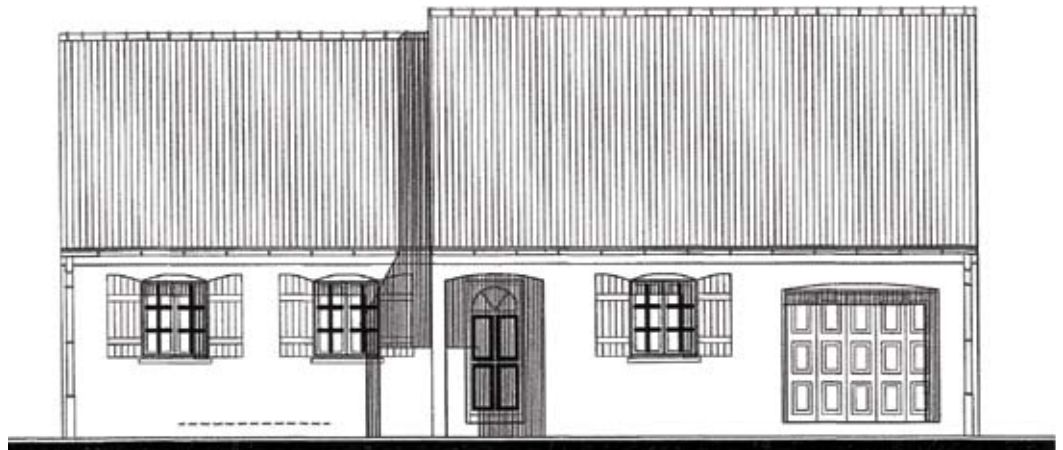
3 bedrooms

Garage

Property specifications

Living area 94.49 m²

Garage 18.00 m²



First floor

Aubigny-Sur-Nère, Berry Region

The Clos de Montaine

Toucy

Positioned on the outskirts of the town bordering countryside yet within a kilometres easy walk of the heart of town, The Clos de Montaine is a intimate development of just 55 detached homes promoted direct by the developer, one of France's premier house builders and is offering its product as development, called a 'purchasing plan' in France, for the very first time; the developer would usually construct around 2000 individual bespoke homes each year.

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Property details

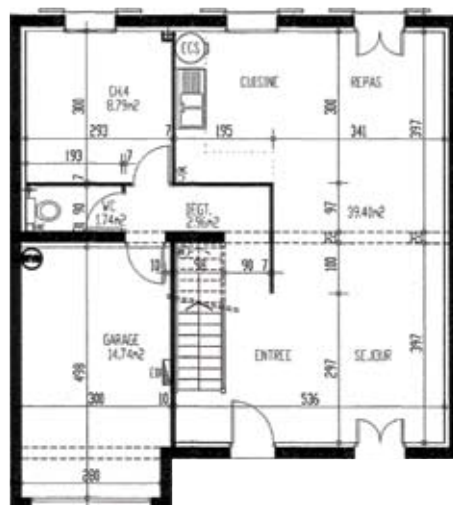
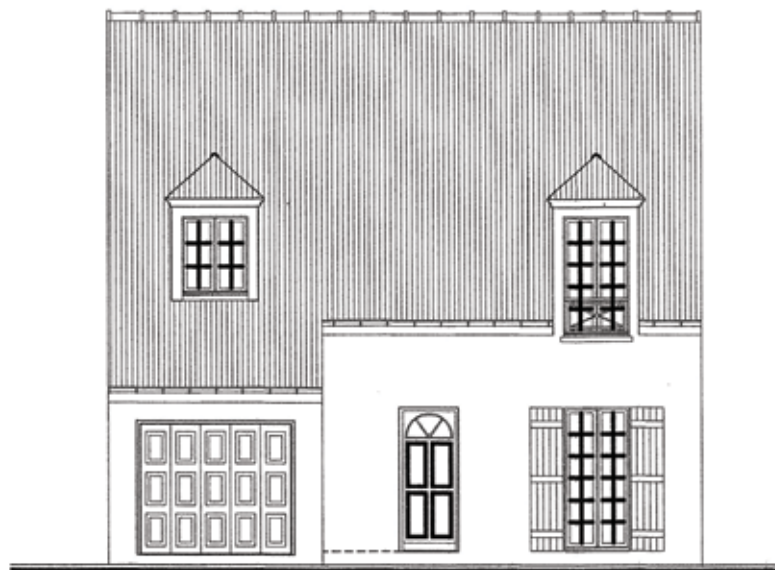
4 bedrooms

Garage

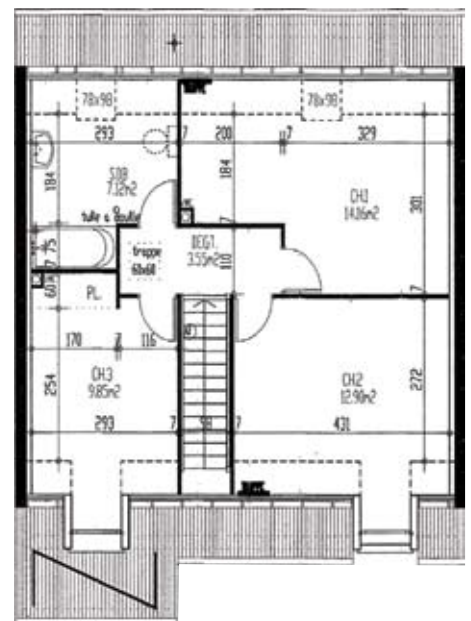
Property specifications

Living area 100.47 m²

Garage 14.74 m²



First floor



Second floor

France

Specifications & Guarantees

Quality Build Specification and Guarantees

Typical specification includes:

Insulated concrete ground floor

Exterior coloured rendering with architectural mouldings specific to the style

High quality double glazed windows with folding shutters

Electric under-floor heating on ground floor (excludes bedrooms) and electric convectors elsewhere (where specified).

Usable Roof space floored with 25mm T&G fibreboard (to Fontainebleau and Toucy models)

Insulated roof space to all models

Centralised air extractor

Security alarm

Each home is supported by the following:

Performance Bond: Covering damage (i.e. defects of conformity) for up to 12 months following completion

Guarantee of smooth operation (Biennial Guarantee): Available for up to 2 years following delivery and covering aspects such as defective electrical goods, sanitary ware, heating, woodwork and paint finishes)

Structural damage insurance and Decanal insurance: A 10 year protection for structural defects including waterproofing, cracks (other than acceptable thermal cracking) insulation, walls etc.

Full details of all Guarantees will be available with the contract

France

Money Matters

Investor Indicators

France has an existing culture of property rental and homes of this nature are likely to be in high demand for rentals over a medium to long term basis commanding monthly rents in the region of €850. There is also the opportunity to rent to the seasonal holiday market both within France but predominantly within the UK where enhanced short term seasonal rents (April - Sept inc.) of around €450 - €650 per week can be obtained. However, looking ahead the most significant opportunity in France lies with the potential for capital appreciation. Property values in France are amongst some of the most affordable in Europe and many property commentators are forecasting an alignment with those of neighbouring western European countries like Spain, Portugal and the UK. This expectation has been fuelled by the expressed intent of the President Nicolas Sarkozy to greatly expand home ownership, this policy is deemed 'Thatcherite' by many, likening it to the Right to Buy policy of former prime minister Margaret Thatcher in the 1980's which provided the catalyst for a massive uptake in UK home ownership and over 2 decades of substantial growth in UK house price values.

The French property market is experiencing sustained growth thanks to continued demand from foreign investors. France's popularity among holiday home buyers has led to a shortage of new properties, which is pushing prices up and creating a very "ripe" climate for investors. "The next ten years will see France play catch up to other European markets and investors can expect to see tremendous returns." "Your Mortgage magazine also sees this trend in France, explaining that western European countries are now seeing a price boom similar to that experienced in the UK over the last decade".

Source: New Skys 22.08.07



France

Money Matters

Legal issues

A reservation deposit will be taken in the UK to secure the plot of your choice either on a site unseen basis (no site visit) or pending a Superior inspection trip.

A preliminary sales contract (compromise de vente) will be issued to you for consideration within the Superior standard 'cooling-off' period, but the contract will need to be signed and deposited with the notaire (either in person during your visit or via a legal representative appointed with the required power of attorney).

A further deposit of minimum 10% will also be required at this stage.

The notaire will carry out all the necessary checks, searches etc.

A further seven-day cooling-off period will be offered after the signing the preliminary sales contract.

If a mortgage is required this must be officially declared with the signing of the preliminary contract.

Following this there is a programme of stage payments the first of which will include the signing of the main contract (the acte de vente) where the title deeds will be made available and the sale is registered at the land registry thus securing the ownership of the land.

Delivery of the project is currently scheduled for the end of 2008



France

Money Matters

Costs

Notary fees of between 1 - 1.5%

Legal fees (where a solicitor is appointed) 1 – 1.5%

Land Registry fee of 0.715%

Mortgage fees (if applicable) 1-2%

TVA (Equivalent to VAT) is charged at 19.6% on purchases which is included within the sale price. However with an off-plan purchase if the home is subsequently resold within 5 years of the original completion date all VAT paid on the initial purchase is deductible from the subsequent VAT charged on the resale.

16% Capital Gains Tax (CGT) for EU citizens (33.3% for non-EU) for up to 15 years. After the first 5 years a yearly discount of 10% is applied with the effect that the CGT liability disappears after 15 years. Residents are exempt for tax after just one year of residency

Two local taxes payable annually are Tax Fonciere is a property tax (for which new build homes are exempt for two calendar years starting from the 1st January following the completion date) and Taxe d'Habitation (residential tax). Both vary regionally but for Aubigny we estimate the combined total to be in the region of €1000 p.a.

