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LEASEBACK **LUXURY LEASEBACK**

As the trend for buying leaseback developments in key tourist area continues, Your French Property has just released what is being seen as the ultimate development for investors wishing to capitalise on the popularity and lifestyle of the Côte d'Azur without paying the usual astronomical prices, whilst also offering a French way of life in keeping with that of a traditional village.

The new development consists of 158 apartments in the village hamlet, eight apartments in the Château and 18 villas with private pool. Situated in the village of Callian in the hills of Fayence and yet not far from Cannes and St-Tropez, it offers the tranquillity of a Provençal village with all the excitement of the French Riviera.

Unusually for a leaseback development, there is a



great flexibility for investors who wish to stay in their property. There are three different types of formula with which they can invest. The yield can be as high as five percent with no occupation for those just wishing to invest in this buoyant market. For those who want to spend two weeks in the summer with additional weekends, there is the option to pick a lower cash yield and a higher holiday budget which would allow them to do so. In this case, the villas or apartments can be used at anytime of the year, just for weekends, or a longer stay of up to a maximum of five and a half months depending on the formula.

The resort is set over seven hectares of land with views down over the plains of Provence. It is organised in the style of a village with traditionally-designed villas and apartments spread amongst little squares, fountains, winding lanes and promenades. There is a direct pedestrian path from the heart of the resort straight into the village which forms a secure and stable link between the two areas.

The apartments and villas are of the highest standard of design and build, reflecting the surrounding Provençal architecture with tiled roofs and private gardens in which to appreciate the warm climate. The residences also come with mod cons such as large plasma screens, air con, fully fitted and equipped kitchens and satellite reception. Facilities include a health centre, indoor pool, gym, massage rooms, two outdoor pools, bar and lounge, children's play area and multisport area.

Prices range from €93,099 to €747,858 including VAT, with a yield of between three and five percent depending on holiday occupation and the lease length is 11 and a half years. The homes will be available by May 2009.

● www.your-french-property.co.uk