



RUGBY WORLD CUP 2007

HOT PROPERTIES PRESENTED BY YOUR FRENCH PROPERTY

Paris Hot Property

One four bedroom apartment is available on this exceptional development, priced at 1,200,000 Euros. It comes with a large terrace (46 m²), two underground parking spaces and a cellar and will be delivered in third quarter 2009.

Lyon Hot Property

Ideally located in the third arrondissement of Lyon near schools and shops, this development occupies an enormous landscaped site far away from noise and overlooking the park. The architecture is contemporary, and the finishes decidedly upmarket. There's even the option of a loft apartment with mezzanine! There's also direct access to all types of transport (train, road, bus and metro). Prices: 214,000 - 453,000 Euros

St-Etienne Hot Property

A development located in the heart of the Bellevue district in St Etienne just 10 minutes from the city centre. Excellent transport links (bus and tramway) can be found nearby along with local shops and amenities. The development consists of four buildings boasting contemporary architecture. The properties have been designed to be light and airy, overlooking balconies or private gardens. The development will also benefit from underground garages and outside parking spaces. Prices start at just 145,500 Euros for a one bedroom apartment to be delivered in third quarter 2009.

Nantes Hot Property

Ideally located near the city centre and in a residential area, this new development benefits from local amenities including the nearby tramway and market. The development will consist of 58 properties ranging from studio to four bedroom apartments with terraces and balconies. Prices start at 142,000 Euros for a studio apartment with underground parking. Completion of building works will take place at the beginning of 2010.

Bordeaux Hot Property

The development finds itself in the most prestigious part of Bordeaux. It centres on the Quartier St-Pierre, which is surrounded by narrow streets, and lined with old churches and grand mansions adorned by wrought-iron balconies and arcading. There has been a lot of restoration over the last few years, and many new shops and restaurants have opened up in the small winding streets. One of the most opulent displays of Bordeaux's former glory is the Grand Theatre. Nearby is the charming square of Pey-Berland and equidistant are the Crown Courts and the Hotel de Ville. The magnificent medieval church of St Andre dominates the skyline and looks down over the new development.

This development of 51 apartments is remarkable in that it has preserved the neo-classical style of it's surrounding buildings in it's main entrance, courtyard and tower whilst gracefully allowing the new apartments to retain the essential elements of modern day living. The apartments, with their large balconies and terraces, look out over a vast landscaped interior courtyard garden which features unusual Japanese touches.

Although the yield is below average on these apartments we are highly recommending them as 4* long term investments based on their location and the incredibly high quality of the design and execution. The capital appreciation in the area alone is of great interest, but in this 'quartier' of the city these apartments will become gold dust in the years to come.

Prices for available properties start at 230 001 Euros for a one bedroom apartment measuring 50.29 m²

Toulouse Hot Property (awaiting content)

Located not too far from the town centre and facing the Canal du Midi, in a new neighborhood of Toulouse. 133 flats from studio to four bedroom apartments situated in a six-storey building with an attic, with elevator, balcony and/or terrace as well as underground parking. Property prices start at 129,000 Euros for a studio measuring 30.80 m² with underground parking and range to 630,000 Euros for a four bedroom apartment measuring 133.90 m² with two underground parking spaces.

Marseille Hot Property

This development consists of 61 two and three bedroom apartments boasting large balconies and loggias, private parking, spacious and light interiors with lots of natural light, modern interiors with tiled floors throughout. It is close to the train station (5 mins walk) and is

located in an area that has seen substantial regeneration and renewal with up market shops, restaurants and a thriving arts and culture scene. There are good schools, colleges and a university all within walking distance. Located in Marseilles 4th district, this area appreciated by 15% between 2005-2006. Prices start at 208,000 Euros for a two bedroom apartment measuring 66.45 m2 and comes with underground parking and a cellar.

Montpellier Hot Property

A development consisting of 112 one and two bedroom apartments located in the centre of Montpellier. The apartments will face internally on a tree lined courtyard with plants and shrubs, traversed by promenades and paths, giving a relaxed and ambient feel to the development. The outside of the apartments will give onto a residential road with access to the two underground floors of parking. Both sides of the apartments will be designed to give maximum light with large windows and shaded balconies and terraces.

The apartments benefit from digicode security, videophone, lift to all floors, fully fitted kitchenette's, air conditioning, underground parking, double glazing with roller blinds, individual electric heating, modern bathrooms or shower rooms. Prices 120,870 - 302,423 Euros

For further information please contact Your French Property on 01793 610 947 or visit www.your-french-property.co.uk

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Notes to Editors:

Established in 2003, Your French Property is at the forefront of the French Investment Property market and specialises in providing investment opportunities to overseas customers, mainly in the UK and Ireland. Your French Property offer leaseback and buy to let investments, covering all of France from studio apartments in major cities such as Paris or Lyon, to luxury ski chalets in the French Alps.

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