



Buy to Let in Cannes

This one bedroom apartment is located in the heart of Cannes, very close to the Martinez hotel and only 100m from the beach and the Croisette. It is in need of some light decoration. It comes with optional guaranteed rental income and therefore would be a fantastic buy-to-let investment opportunity.

Price : 175 000€



Château Scott : Cannes

This is a truly unique apartment located in the tower of the famous 'Château Scott'. It boasts magnificent sea views from every room and has 360° panoramic views from its rooftop terrace. There are three bedrooms and three bathrooms. It has been completely renovated in a subtle, modern style. There is a garage and a concierge.

Price : 750 000€



Town House : Languedoc

This lovingly restored 18th century winery is located in the beautiful village of Oupia in the heart of the Languedoc countryside. It is one of the only houses in the village to have a garden and a pool. The interior is extremely bright and spacious and one of its special features is its magnificent gallery. It has four bedrooms.

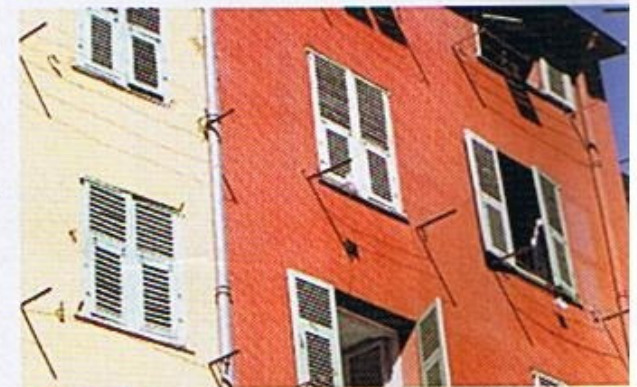
Price : 475 000 €



Nice : Holiday Apartment

A beautiful two bedroom duplex apartment of 70m² located in the heart of old Nice. Entirely renovated with fitted kitchen. Stunning views over the rooftops of the old town and the Massena gardens which are located in the main square in Nice. Lovely balcony

Price: 270 000€



Mougins : French Riviera

This beautiful provencal-style villa is located in the prestigious village of Mougins, only 10 minutes drive from Cannes. It is situated in the middle of a beautiful and well-maintained Mediterranean garden and boasts complete tranquillity whilst having very close access to all the major roads. There is a swimming pool. It has three bedrooms and two bathrooms.

Price : 540 000€



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Southern comfort

Often regarded as a millionaire's playground, the Côte d'Azur is deemed out of the reach of mere mortals. This isn't always the case – invest, and the sun will shine down on you, too

The myth of the Côte d'Azur means that many people imagine it's only for the fabulously wealthy. While it is true that you won't pick up a château down here for peanuts – as you still can in some other areas of France – what you are getting for your money is a fantastic investment.

The Riviera is the one part of France where you can make the most of your property as a holiday home all year round – even winter is wonderfully mild. If you want a good rental income, it is worth noting that the letting period down here is much longer than in other regions.

A property in the Côte d'Azur works for you – you should never have a problem letting a well-situated home on the Riviera, as there are so many local events: the Nice Carnival, the Cannes Film Festival and the Monaco Grand Prix, to name but a few. Cannes, in particular, is always open for business, with conferences held here throughout the year.

Ease of access is one reason behind the tourism boom – most budget airlines include Nice in their flight schedules. But this sought-after area of France is not



just attractive to tourists; more and more people are choosing to relocate permanently to the Côte d'Azur to benefit from the Mediterranean lifestyle, France's first class medical care, excellent schooling, renowned culture and its low crime rate. They are mainly looking for villas near International Schools and within easy reach of working centres such as Sophia Antipolis, Nice and Monaco. In particularly popular areas, such as Valbonne, Biot, Mougins and Mouans-Sartoux, you can buy a three- to four-bed villa with a nice plot of land and a gorgeous pool for about 600,000 to 700,000 euros.

The capital appreciation of property in the Côte d'Azur makes this area an investor's dream. In Antibes, prices have risen by 100 per cent in six years; in Nice – which is the more affordable city – prices have risen 50 per cent in three years (statistics courtesy of *Capital* magazine, September 2004) – and there is no sign of the bubble bursting.

Building land is extremely limited – these Provençal towns are lodged in a small amphitheatre between the Mediterranean and the mountains. Add to this the strict building regulations

The beach at Cannes is a popular hotspot with sunbathing holidaymakers during the summer months

imposed by the French government and you begin to understand why buying a property on the south coast is not the right choice if it is elsewhere.

And yet, despite the high demand, house prices are still competitive when compared with those in Britain – as long as you do have your heart set on a water's edge view on the Cap d'Antibes or St-Jean-Cap-Fer. For clients looking for a small holiday *pièce-a-terre*, you can get a pretty studio for between 90,000 euros and 140,000 euros in some town centres. You get even more for your money on the outskirts.

Whether you are interested in a property as an investment or just a welcoming holiday home in the south of France, the Côte d'Azur has both in abundance. Either way, just sit back and enjoy this wonderful part of the world.

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