

# Béziers, France

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- 14 exclusive Property Finders studios
- Prices from EUR76,223 - £58,633 (£1 - EUR1.3)
- 11 year lease term
- 5 - 5.5% rental yield
- Rents are guaranteed and index linked
- Furniture package is included in price

## Béziers in figures

37.5 million tourist nights spent in Hérault

500,000 international visitors annually

Average sunshine: 224 days

2nd french wine-growing area behind the Gironde;

turnover: 300 million euros per year

Example Purchase	
Gross price	€88,567
Net price	€74,053
VAT	€14,514
20% own investment	€17,713
Prov. Notary Fees	€4,370
Total	€22,083
Minus VAT	€7,569, £5,822 (£1 - €1.3)
Net Rental income	€3,340



property finders

PROPERTY INVESTMENT CONSULTANTS

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**028 9146 4533**

**Our years of experience and our expertise are for you the best guarantees of a good management of your heritage**

- **Build-up of property assets** with freehold benefiting from a privileged situation
- **Investment from 65 320 euros exclusive of tax**, without furniture and notary fees (depending on availabilities)
- **5% or more of guaranteed return by commercial lease**
- **Mortgage at the best French rates** with a possibility of long length (national agreement)
- **Rental income contractually guaranteed** for 23 years and more: commercial lease renewable after 11 and a half years firm
- **Refunding of the VAT at 19,6%** of acquisition by the French administration

## A bustling city centre

Ideally situated near the Town Hall and the railway station, Appart'City Cap Affaires® Béziers is right in the heart of the business and festive life of the capital city of the Languedoc winegrowing area.



## An excellent position for a variety of business sectors

At the centre of a motorway network (A9, A61, A75), between Marseille, Barcelona and Toulouse, and connecting northern Europe with Spain and Portugal, Béziers has confirmed its position as a front rank economic centre. Mechanical engineering and metallurgy have been major areas of expertise for many years, illustrated by FE Industrie and Altrad. At the crossroads of the major trans-European routes, Béziers is an important logistical centre. The importance of winegrowing is supporting the growth of the packaging sector (Saint-Gobain, BSN...). With its coastline and the Canal du Midi, this area is developing a high quality tourist industry for a diversified customer base. Other specialist competencies: renewable energy with wind and solar power.

## An historic city, with beaches close by!

Set between the Mediterranean sea and the Pyrenees mountains, with vines and historic sites, Béziers offers an exceptional setting and quality of life for work and relaxation.

After a day's work in one of its many business parks or at the Conference Centre, recharge your batteries at Valras-Plage, the Cap d'Agde or in the beautiful countryside. The city has a number of interesting sites to explore (the Roman Amphitheatre and the Cathedral...). And all in a festive atmosphere, reaching new heights at rugby matches and festivals.

And its sunny climate can equally be enjoyed through its food and wine, matured on the neighbouring hillsides.

## Comfort and quality

The residence Appart'City Cap Affaires® Béziers has 162 apartments, from studio's to 2 beds, over 5 levels.

Here, everything has been thought of for the comfort of the residents and the durability for your investment.

## Services and equipments

- Residential management on the premises
- Full breakfast service
- Apartment cleaning
- Household linen provided
- Relaxation and reception lounge
- Entirely equipped kitchenette
- Microwave oven, dishwasher
- Fully equipped bathroom
- Self-service laundry facilities
- Office services, computer room, WIFI, TV LCD
- Aerial and underground parking

*For more information please contact  
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