

Le Galoubet

EURO 125,580



Property for sale

Own this house for as little as €5000 of your own money after VAT. Le Galoubet occupies an area of 8 hectares dedicated to 112 properties and on site facilities which will be managed through the French sale and leaseback scheme. The site is tiered on a sloping hill so that each house can take full advantage of the beautiful views out to the village and surrounding mountains. Fantastic Facilities on site: • large outdoor pool • indoor heated pool • children's pool • fitness centre • games room • children's play area • kids club • meeting room • snack bar • car parking facilities The VAT of 19.6% is refunded to you in a lump sum 3-6 months after completion of the property. The VAT is amortized at 1% per annum, so should you choose to sell in 10 years, for example, half the original VAT will have to be paid back to the government. The 5% RENTAL GUARANTEE is based on the price excluding VAT (€105,000) and is net of all management and maintenance fees. You will not have to pay management charges and all maintenance, repairs and replacements will be paid by the management company during the term of the lease. The rental income is approx. €5,500 per year and is index linked. The price €125,580 including TTC/VAT, The tax rebate being €20,580 making it €105,000 before tax. The Location The development overlooks the picturesque village of Solliès-Toucas. This is a wonderful old Provencal village at the foothills of the Massifs des Maures and alongside the river Gapeau. Small streets are waiting to be explored and all conveniences can be found, boucherie, boulangerie, restaurants, shops and wonderful old church. The complex is situated a 15 minute drive from the beaches and the towns of Hyeres and Toulon. Toulon Situated at the foothills of the Mount Faron Mountain, Toulon opens onto a magnificent harbour. Outdoor Activities: sailing, waterskiing, swimming, scuba diving, windsurfing, catamaran, paragliding, boat trips, golfing, excursions, cycling, skiing, hiking, mountain biking The site is home to a small grove of Olive Trees which will be removed from the ground during landscaping and construction and replanted upon completion. The tiered landscaping, mature trees and stone walls optimise the privacy and charm of each house. Each house will be built of concrete foundation and wooden structure specific to the building regulation in this area of France. • 2 Bedrooms, living room/kitchen, toilet, shower room and large terrace • Fully furnished interior • Fully fitted kitchen with appliances • Double glazed windows • Electric heating • Air-conditioning/ hot and cold • Terrace furniture • Each house sleeps 6 people

Advertiser Details:

Michael Keaney

Property Match

Phone Number: +353 (0)91 700 222

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Bedrooms: 2

Bathrooms: 1

Price: 125,580

Reference nr: MK544253

Property Type: Chalet

Features:

Submission Date: 05-02-2008

Last Update: 06-23-2008