



CHÂTEAU DE LA CAZINE

GOLF & SPA RESORT



RENTAL COMPARABLES

Development	Property type	Spa	Golf	Beds	Low/week	High/week
Center Parcs Domaine de la Foret de Chambaran	Cottage	Yes	No	2	£843	£1,738
Center Parcs les Bois-Francis	Cottage	Yes	Yes	2	£755	£1,075
Chateau des Vigiers	Apartment	Yes	Yes	2	£2,861	£3,500
Les Dryades en Pays de George Sand	Apartment	Yes	Yes	1	£785	£785

* Figures converted from Euros at a rate of 1.15

- The average figure of the above rental fees is £1,543 per week
- The annual return would be £80,236 for 100% occupancy
- If we take 50% occupancy (Center Parcs has 80%) this would give a return of £40,118
- Based on a 2 bedroom luxury apartment at Château de la Cazine currently priced at £220,000, on a 50% occupancy, after the 50/50 split, would provide an annual yield of 9.1%

BASED ON LOCAL
MARKET COMPARABLES,
THE AVERAGE WEEKLY
RENTAL FEE FOR
PROPERTIES IS £1,543
PER WEEK



CHÂTEAU DE LA CAZINE GOLF & SPA RESORT



PURCHASE PRICE COMPARABLES

Development	Property type	Beds	Size sqm	Usage	Price
Domaine de Lavagnac	Apartment	2	76	4 weeks	£320,900
Center Parcs Domaine de La Foret de Chambaran	Cottage	2	57.4	1 week	£252,200
Chateau des Vigiers	Apartment	2	80	None	£252,200
Château de la Cazine	Apartment	2	80	4 weeks	£220,000

* Figures converted from Euros at a rate of 1:15

- The above table shows a comparison against similar developments selling off-plan/built properties. None of the developments used in this comparable are anywhere near the coast.
- The average price per square metre of property in Château de la Cazine is £2,234
- The average price for property in France is £8,662 per square metre (Source - The Global Property Guide)

THE AVERAGE PRICE PER
SQUARE METRE OF PROPERTIES
AT CHÂTEAU DE LA CAZINE IS
£2,234, AN INCREDIBLE 74%
BELOW THE AVERAGE PRICE
PER SQUARE METRE FOR
PROPERTY IN FRANCE
(CURRENTLY AT £8,662 PER SQM)