

- 3.65% guaranteed rental income net of all charges.
- Prices start from € 141,000 excl VAT.
- New built in Normandy, on the Cote de Nacre.
- Hassle free investment
- 19.6% VAT Savings.
- 9 year + guaranteed rental income
- No management, maintenance costs.
- 104 % French mortgages available.



### Development :

In the heart of the Bessin, the Cote de Nacre offers fine sandy beaches, dunes and high cliffs with majestic viewpoints. A relaxing and invigorating holiday destination, Courseulles is also an ally landing memorial site. The resort is appreciated by British tourists and lovers of history for its famous Juno beach and its proximity to Arromanches.

Some twenty kilometres away, Bayeux and Caen are towns of art very popular with tourists, hosting key sights.

For the eleventh year running, Courseulles sur Mer won the Blue Flag eco label in 2010, for its beach and marina. This label, existing in 41 countries, rewards exceptional environmental quality.

### Facilities :

In a bucolic and floral atmosphere, the “Chant des Oiseaux” residence has individual houses and apartments from 2 to 3 bedrooms. Its seaside architectural styles combines wood with fresh and soft colours of Normandy Coast.

Residents have access to a coverable heated pool, a children’s pool and play area. The residence also has a private car park. Decoration is modern, furniture is functional, easy living. Each apartment is designed to offer comfortable family life all year round.

### Mortgage:

French Banks will finance the **purchasing costs plus 100% of the property price** because **your rent is guaranteed.**

**Total Layout**  
**€ 9,255**

DOMINIUM  
WEALTH CREATION

