



## OVERVIEW

This opportunity is for the investor requiring a guaranteed rental income in the suburbs of Paris, with great potential for capital growth. France is still the number two destination for Britons investing abroad and where better in a country than the capital for positive market movement. Saint Cyr L'Ecole is situated in close proximity to Saint-Quentin-en-Yvelines, which is a booming economic hub, providing excellent local employment opportunities. Saint Cyr L'Ecole has great access to Paris, via Train & road in 45 & 30 minutes respectively. With entry level prices at £62,000 & mortgages readily available, this investment provides a low deposit requirement with guaranteed rental income.



## KEY FEATURES

- ✓ 4.9% Rental Guarantee
- ✓ Perfect Suburb Location
- ✓ Parking Available
- ✓ 156 Properties
- ✓ Roof Terrace Available
- ✓ Landscaped Garden
- ✓ Tree Lined Boulevard
- ✓ Great Access to Town Centre
- ✓ Close Proximity to Paris

## LOCALITY

A suburb location which is gaining recognition as a commuter spot, with excellent transport links to the centre. Being situated just 600 metres from the local Town Centre, or if you prefer 2km to the South of the Complex is the city of Versailles where there are a host of amenities and attractions. Saint Cyr L'Ecole is just 30 minutes drive to central Paris.

- Town Centre – 600m
- 2 km from Versailles
- 5 Minutes from Train Station
- 45 minutes to Paris by Train
- 30 minutes to Paris by Road



## PRICES & AVAILABILITY - SAMPLE

ST CYR L'ECOLE - AVERAGE PRICES		
Type	Sq.m.	Pounds
Studio	From: 19.7 sq.m.	From: £60,957
1 Bedroom	From: 34 sq.m.	From: £103,627

FLOOR PLANS



1<sup>er</sup> étage

Exemple de maison modèle «Orléans 4 pièces»,  
(Surface totale : 100 m<sup>2</sup>)



Rez-de-chaussée



1<sup>er</sup> étage



Rez-de-chaussée



1<sup>er</sup> étage

Exemple de maison modèle «Floreal 5 pièces»,  
(Surface totale : 122 m<sup>2</sup>)



Rez-de-chaussée