

THE NEW PROPERTY DEVELOPMENT AND REAL ESTATE SPECIALISTS THROUGHOUT FRANCE



LE HAMEAU DE PORTIVY in St-Pierre Quiberon (Morbihan)

Discover this small property development nestled in the centre of the town of Portivy.

Il se compose de 17 maisons seulement avec jardin clos, Restricted to only 17 houses with enclosed gardens, garages and parking spaces. From a 60 m² «Fisherman's house» to a house with a 100m² of living space, you will have the choice and the joy of living in an authentic part of Brittany sheltered from the prevailing wind. 100 m from the beach, your property complex is gated with private access, and can only be a haven of peace. Built to low energy standards with high quality services.

The development is eligible for the Scellier law.
Completion: 1st Quarter - 2013

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LE DOMAINE DE RANGUHAN in Carnac (Morbihan) between the bay of Quiberon and the Gulf of Morbihan

500 m from the centre of Carnac and close to the sea, discover the *Domaine de Ranguhan* comprising 15 individual houses ranging from 4-6 rooms, all with private gardens and individual garages.

Recalling the architecture of seaside resorts in the 1930's, the houses are nevertheless highly contemporary.

The techniques and the materials used enable this private property development to receive the low energy certification.

An excellent asset opportunity, as a main residence, a weekend home or a rental investment as part of the Scellier law.

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VANNES
02 97 54 91 91

PARIS
01 40 75 06 85

RENNES
02 99 79 79 13

NANTES
02 51 84 11 84

ORLÉANS
02 38 66 71 28

Vannes - Rennes - Angers - Saint Nazaire
Orvault - Nantes - Lanester - Saint-Fons/Lyon
Le Cateau/Cambrai - Pornichet - Olonne-sur-Mer...



Cabinet Peterson

**SPECIALIST IN NEW PROPERTIES
AND TAX EXEMPTION EVERYWHERE IN FRANCE**



LIVE OR INVEST

VILLA MONTMORENCY in Vannes (Morbihan)

New luxury apartments right in the centre of the town. *La Villa Montmorency* is an urban apartment development of 9 units, combining functionality, safety as well as being adapted for disabled people.

The development has the Effinergie low energy certification due to its excellent energy performance. This new property development has been designed to charm its future residents: 2-3 room apartments with patio or balcony and garage. Top of the range services Exceptional location just a stone's throw from the shops.

The development is eligible for the Scellier law

Completion: 4th Quarter - 2012.

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LIVE OR INVEST

LA SELLERIE ST NICOLAS in Vannes (Morbihan)

Live or invest in the heart of Vannes's historical heritage centre in a protected quarter. In the town centre, close to shops and entertainment. 14 homes ranging from 1 room to 4 rooms. Secured by an entrance gate, the apartments will be renovated to meet the current standards of comfort and the regulations in force. Particularly strong rental potential A unique opportunity to build a high value real estate asset portfolio. The new tax provisions mean that you can take advantage of the tax breaks of the Scellier law, while at the same time building value in your real estate. **Tax credits of between 13 and 23% on the investment amount.**

Completion: 3rd Quarter 2011.

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LIVE OR INVEST

ENERGIS in Rennes (Ille et Vilaine)

Close to RENNES town centre

The *Energis* programme is a new dynamic centre made up of apartments, shops, local authority facilities and business activities.

The 1st building has 39 2 to 5 room apartments with sun-facing balconies or patios and underground parking. This property development will be the first positive energy building in Rennes.

Ideal location 10 mins from the town centre.

Easy access and networks .

Properties eligible for the Scellier law.

Completion: 4th Quarter - 2013.

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LIVE OR INVEST

C'RENITY in Rennes (Ille et Vilaine)

Invest in an eco-quarter in RENNES

C'RENITY is a contemporary property development, full of energy and youthful spirit, respectful of the environment and the cultural heritage.

Ranging from 2 room to 4 room duplex apartments, with an unobstructed view over Rennes. The sun facing apartments are all equipped with balconies or patios, and have parking places. Located in an eco-quarter where lifestyle is paramount, and travel on foot or by bike preferred, the *C'RENITY* property development will be certified energy efficient.

Apartments eligible for the Scellier law providing good value for money for a rental investment.

Completion: 3rd Quarter 2013.

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LIVE OR INVEST

SQUARE SAINT LOUIS in Angers (Maine et Loire)

In *Square St Louis*, you will be living in the centre of Angers, surrounded by everything a town centre should have. The residence is in 8,500 m2 grounds crisscrossed by pathways among lawns, flower beds and shrubberies. Cars are not allowed and no vehicle can park outside. In addition to the landscaped gardens, vegetation has also invaded the roofs.

A very rare location.

Numerous shops and services, weekly market, schools, museums, sports facilities, restaurants, theatre, cinema, etc.

Delivery: 4th quarter - 2012.

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LIVE OR INVEST

ESPRIT MER II in Saint-Nazaire (Loire Atlantique)

10 mn from La Baule and 40 mn from Nantes

Right next to the town centre, the property development comprises 6 storey buildings with 42 apartments ranging from 2 room to 3 rooms. The apartments are luminous and include a large balcony or a large patio. *The Esprit Mer II* project is ideally situated, just 300 m from the beach.

The architectural quality of the housing project as well as its location are both strong guarantees of its rental potential and its asset value, for the apartments eligible for the Scellier plan.

Completion: 3rd Quarter 2012.

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LIVE OR INVEST

GREEN PARK in Orvault (Loire Atlantique)

Invest in the City of Nantes

20 minutes from the city centre of Nantes, concerned about the quality of life of its inhabitants, Orvault is currently undertaking a development programme.

Greenpark is a property complex of 40 apartments located right in the centre of Orvault, and made up of 2 three storey buildings and 1 two storey building. Quality services. As part of a low energy housing project, the property complex will have the Effinergie certification at the end of the work.

Eligible for the Scellier law, please feel free to contact us for more information on how to proceed with your rental investment.

Completion: 2nd Quarter - 2013.

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LIVE OR INVEST

SEVRIA in Nantes (Loire Atlantique)

Nantes, close to all the shops

The *Sevria* property development offers you a strategic location just a few minutes from Nantes city centre! The property development offers functional and comfortable apartments and 2 shops. Building B includes 42 1 to 3 room apartments with 3 separate entrance halls, and cladding under some of the gables. The main shopping centre is less than 300 m away and there is a bus stop just in front of the building. Certified low energy and energy efficient. **The development is eligible for the Scellier law.**

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**LIVE
OR INVEST**

KNOW AS «FORT BLOQUÉ» KERAGAN ISLAND MORBIHAN

Be owner of an island in South Brittany

A 6000 square meters island in south Brittany. You can walk or drive to the castle when the tide is low. Sheltered from glances and wind, behind the ramparts which enclose the whole property, two buildings hide: the Castle and the Guest house. They are now, comfortable residences renovated with care and keeping their authenticity : big vaulted rooms (3,50 m high), granit walls, period furniture. Outside, the garden (3000 sqm.) and a big solarium-terrace (160 sqm) permit to enjoy the sea air and the open view on the ocean, the Brittany coast and a little further the island of Groix. Near : Ploemeur 5 kms. Lorient 12 kms. Larmor-Plage 4 kms. and Leisure activities. [More](#)



**INVEST IN
SENIORS
RESIDENCE**

LE JARDIN D'ÉOLE in Lanester (Morbihan)

Invest in a low energy retirement property development
An ideal location between land and sea, in the heart of Brittany. The *Jardin d'Éole* has been designed to provide its residents with a comfortable, friendly living environment, dedicated to providing services, while still respecting the independence of the residents. They will be able to enjoy a tranquil residential area, close to shops and the bustle of the shopping centre with landscaped gardens and entrance controlled by surveillance cameras and security guards. **Currently undergoing "Habitat & Environnement" (housing and environment) and low energy certification. The quality of the lease and the stakeholders involved along with a strong rental demand, make it a safe long term investment. Eligible for the Censi-Bouvard tax break for LMNP investments. VAT can be reclaimed**

Completion: 2nd Quarter - 2013.

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**INVEST IN
BUSINESS
RESIDENCE**

PARC D'AFFAIRES VANNES-GOLFE in Vannes (Morbihan)

This business tourism property has a *** classification and is just a stone's throw from the Gulf of Morbihan. Its contemporary, refined façade with wood and metal cladding combine with expansive glass surfaces, giving transparency to the whole property complex. Designed as 2 buildings connected by a central walkway, it offers 80 furnished flats with generous floor areas. It accommodates a demanding business clientele, but also holidaymakers.

Managed by: Park & Suite, which specialises in operating business tourism properties, is the guarantee of a sustainable long term investment.

Applicable tax regime: LMNP Censi-Bouvard. VAT can be reclaimed.

Expected completion date: 3rd Quarter 2012.

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**INVEST IN
BUSINESS
RESIDENCE**

LE CHATEAU DE KERAGONANO in Baden (Morbihan)

A prestigious safe real estate investment

At the heart of the Gulf of Morbihan and 500 m from the town of Baden. Situated 1.5 km from the sea, the *Château of Kergonano* (XVII Century) comprises a large central building with two wings built on each side and an Orangerie, all set in a lush park.

This prestigious holiday property development provides you with the opportunity to make a secure investment in luxury top of the range apartments. Thanks to the Censi-Bouvard law, you can benefit from a income tax reduction and a VAT refund.

Completion: 4th Quarter - 2012.

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**INVEST
IN EHPAD**

LE HAMEAU DE LA SOURCE **in Saint-Fons (Rhône)**

A EHPAD (care home for the elderly) on the outskirts of South Lyon

7 km from Lyon, *Le Hameau de la Source* care home is an architecturally modern building which blends perfectly with its surroundings with its rendered facades and terracotta roof tiles. Entirely enclosed and extending over 4 storeys, *Le Hameau de la Source* care home has 80 single rooms with quality services entirely dedicated to ensuring the comfort of its residents.

Significant returns of 4,60 % ex VAT and eligible for the Censi-Bouvard tax credits for LMNP investments. VAT can be reclaimed.

Completion expected in June 2011.

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**INVEST
IN EHPAD**

LE TREFLE D'ARGENT **in Le Cateau Cambresis (Nord)**

20 km from Cambrai

The *Trèfle d'Argent* is a EHPAD (care home for the elderly) with 94 single rooms including a number dedicated to Alzheimer related illnesses. Located in the heart of an enclosed verdant park laid out over more than 10,000 m².

The care home accommodation is eligible for the Censi-Bouvard tax break for LMNP investments. VAT can be reclaimed.

Completion: 4th Quarter - 2012.

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**INVEST IN
BUSINESS
RESIDENCE**

LA RESIDENCE DE LA PLAGE **à Pornichet (Loire Atlantique)**

Overlooking the Ocean, a magnificent *** holiday property development. Most of the apartments at La Résidence de la Plage have either a balcony or a patio. Some provide superb sea views, while others look over the very beautiful garden. Luxury apartments, from studios to 4 room apartments, including several prestige duplexes with sea views. Outside heated swimming pool, seminar room, a bar and breakfast service on a terrace opposite the ocean, children's' play area. An exceptional address blending 19th Century charm with modern comfort .

The sure knowledge of making an excellent investment with the apartments eligible for the Scellier Bouvard law. VAT can be reclaimed.

Completion: 2nd Quarter - 2013.

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**INVEST IN
BUSINESS
RESIDENCE**

LES GRANDS ROCHERS 1 **in Olonne-sur-Mer (Vendée)**

Right next to the beach

Close to the ocean and the beach, bordered by a huge pine forest, this development of holiday homes is located in wild, pristine environment. In this peaceful setting, there are 120 houses ranging from 1 room to 4 rooms arranged in small hamlets and opening out onto the landscaped park. The beach can be reached from the many paths and cycling lanes across the National forest.

Les Grands Rochers is an excellent real estate investment opportunity. High quality common facilities: 2 swimming pools, fitness room, sauna etc.
Properties eligible for the Censi-Bouvard tax credits for LMNP investments. VAT can be reclaimed.

Completion: 2nd Quarter - 2012.

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