

**..AND HERE'S
6 YOU CAN
BUY TODAY**



£55K

**TWO-BED APARTMENT
MURGADOS, GALICIA, SPAIN**

THE development is just outside the pretty port of Murgados. It is a good base for exploring Galicia.
HOW TO GET THERE: EasyJet fly to La Coruna (40 minutes away). Ryanair, Air Berlin and Iberia all fly to Santiago de Compostela (1 hour). From £49.
DETAILS: Pontedume Properties International, 0034 981 430300, www.pontpi.com



£62K

**ONE-BED APARTMENT
OMAHA GREEN, NORMANDY, FRANCE**

A GREAT choice for golfers... these apartments overlook a 27-hole golf course and have stunning views of the D-Day landing beaches.
HOW TO GET THERE: Ryanair fly to Deauville, which is less than an hour away. If you prefer the ferry, Calais is a four-hour drive. From £45.
DETAILS: VEF UK, 020 7515 8660, www.vefuk.com



£71K

**STUDIO APARTMENT
BUDAPEST, HUNGARY**

THIS development is at the Andrassy Palace Gardens, a UNESCO World Heritage Site, in the sought-after "diplomatic" district in the centre of Budapest.
HOW TO GET THERE: Budapest airport (Whiz air, easyJet) is a 25-minute drive away. From £50.
DETAILS: Maridon Homes International, 0800 652 1169, www.maridohomes.com



£88K

**THREE-BED VILLA
SILVER COAST, PORTUGAL**

THESE traditional-style villas with roof terrace and garden are just 20 minutes from the beach and 10 minutes from the town of Caldas de Rainha.
HOW TO GET THERE: Oporto (Ryanair) and Lisbon (easyJet, Bmibaby) airports are 45mins. From £48.
DETAILS: Quadrant Overseas Property, 01276 507513, www.quadrant-property.com



£127K

**THREE-BED VILLA
ROUSSILLON, FRANCE**

TWO-BATHROOM villa with sun terrace in Prats de Mollo is 20 minutes from the Spanish border, with the coast and skiing an hour's drive away.
HOW TO GET THERE: Perpignan airport (Ryanair, Flybe, Bmibaby) is a 45-min drive away. From £100.
DETAILS: Crème de Languedoc, 020 7870 3315, www.creme-de-languedoc.com



£183K

**THREE-BED VILLA
MARRAKECH, MOROCCO**

LOCATED near to the centre of Marrakech these riads offer Moroccan elegance as well as a hammam (traditional Moroccan steam room) on site.
HOW TO GET THERE: Marrakech airport (Ryanair, easyJet, Atlas Blue) is 8km away. From £69.
DETAILS: South Invest Mediterranean, 020 7691 2195, www.south-invest.co.uk



EasyJet

By ALACOQUE MEEHAN

LOW-COST airlines have already revolutionised holidays and now they are having a remarkable effect on the holiday home market.

By flying to smaller regional airports, operators such as EasyJet, Ryanair and Flybe have opened up areas of Europe that have previously been either too expensive or difficult to get to.

And with fares as low as £40 return it means that air travel is more affordable than ever - and so are second homes.

The cities of Eastern Europe are now popular destinations for a weekend break and new routes to the north and west of France have broken the monopoly that the French Riviera had as being the place to holiday in France.

The south of Italy is no longer the holiday secret of canny Italians, with areas such as Calabria opening up to Brits who are keen to find a bargain.

Southern Spain has been a second-home hotspot for the past 20 years. The sheer volume of flights from the UK to the Costas meant that there were always good deals on flights.

But other less-developed areas such as the north-west coast, which would have involved at least an expensive connecting flight or a long

'You can just pop over for a weekend'

£180K

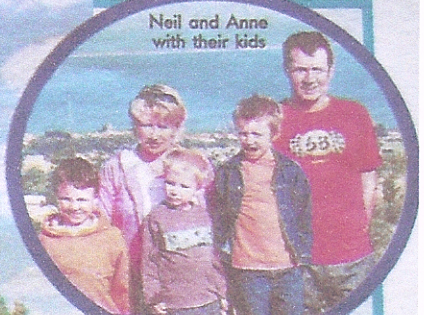
**TWO-BED APARTMENT
SIENA, ITALY**

THIS exclusive development is at Borgo Cartofico on the outskirts of Siena. The apartments are in a renovated farmhouse and outbuildings. There's a communal garden, pool and courtyard. Each apartment will also have its own private garden.

HOW TO GET THERE: Pisa is just an hour's drive away and is served by Ryanair, easyJet and Thomsonfly among others. Flights from £46.

DETAILS: Pure International, 020 7331 4500, www.pureintl.com

Neil and Anne with their kids



**WE BOUGHT
2 PLACES
IN FRANCE**

NEIL and Anne Stanley bought a holiday home in the Aude, between Narbonne and Perpignan, three years ago. They liked it so much they bought another home to rent out and now they've moved to France permanently.

Neil, 49, runs a property maintenance service and Anne, 39, has set up a business offering gastronomic tours of the local region. The couple have three children - Jack, 11, Harry, eight, and Max, five.

Low-cost airlines made a big difference to their decision to locate to France as accessibility to the UK was vital for them in order to maintain links with family and friends.

"We chose France because of the quality of life that was on offer, but ease of access made the decision to move to France possible for us," says Anne.

"We were very close to our families at home and couldn't have lived too far away from them. And, to be honest, they now spend more time here than we do in the UK. In fact my brother has bought a house out here now - purely because it is easy for him to get here for weekends.

"We did think carefully about how we would get here before we bought our first property.

"As we were based in the South of England we could do the drive in a single day or get the train fairly easily, so we were careful not to depend on the airlines just in case they pulled out.

"That said, we are within driving distance of six different airports so we have lots of options."

Anne has noticed that Perpignan has become busier since they moved to the area.

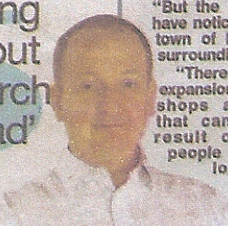
"Perpignan airport has got busier as Flybe has started to fly there recently, but Ryanair has been using it for a good few years now," she says. "But the real difference we have noticed has been in the town of Perpignan and the surrounding areas.

"There has definitely been expansion with lots of new shops and restaurants that can only be as a result of an influx of people to the area on low-cost airlines.

They have really boosted the local economy."

'Buying without research is mad'

Warning...
John Howell



sy Lets

HOLIDAY HOMES TAKE OFF AS LOW-COST AIRLINES MAKE TRIPS AFFORDABLE

ferry journey, are now served by low-cost airlines.

And it is not just Europe that's opening up either - North Africa is becoming a desirable location for holiday homes. The start of cheap flights to Marrakech led to Morocco being the fifth most inquired about location on

property website TheMoveChannel.com last year.

The reasoning for this second-home boom is straightforward - a plane fare costing £50 instead of £200 means people can afford to get there more often. Popping over for a long weekend is an option that would have been unthinkable before the arrival of low-cost airlines.

And it is worth noting that if you choose a location that is on the route of a low-cost airline your holiday

home can shoot up in value. A survey by Savills Research and Holiday-Rentals.co.uk revealed that properties situated within 10 miles of an airport that was serviced by a low-cost airline were worth, on average, 39 per cent more than similar properties within 10 miles of an airport not served by a no-frills airline.

The reason for the dramatic price difference seems to be that properties which are cheap to get to are easier to rent out and, hence, easier to sell.

It is however important to keep in mind when buying a property that others have had their fingers burned in the past when a low-cost airline has pulled out of their local airport rendering their holiday home difficult and expensive to get to.

Where possible, the best location to buy in is one that has alternative means of getting there.

Homes & holidays
your guide to properties abroad

INTERNATIONAL
property expert
JOHN HOWELL,
Senior Partner,
International Law
Partnership, gives his advice on the dos and don'ts of buying abroad...

1 BE aware of why you are buying - is it as a holiday home or an investment? You must be clear in your head before you even start looking.

2 REMEMBER you don't make any money until you sell. Make sure you buy the right property in the right place,

and it must be better than everyone else's if it is to sell well.

3 YOU must have an exit strategy and think about the tax situation in the country you are buying in. There is no point in making money on your property if you have to pay most of it back in taxes when you sell up.

4 IT is imperative to take good legal advice early on in the process. A little money spent up front can save you thousands in the long term. There are a lot of cowboys operating in the property world, particularly in the hot

new overseas markets, and buying without doing lots of research and taking legal advice is madness.

5 REMEMBER the hottest new destination is not for everyone. If you are investing your retirement fund, you are better off sticking to a more established market and getting a secure return on your investment. Best to leave the cutting edge of overseas property investment to City bankers with their massive bonuses.

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'It's imperative you take legal advice'