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蒋山青

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LOUIS ROEDERER'S VINEYARD

#2

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狄更斯曾说：“巴黎让我念念难忘，这是世界上最非凡的地方。”的确，不知有多少名人雅士、政治家、艺术家曾拜倒在她的石榴裙下。巴黎的魅力不仅在于她拥有凯旋门、圣母院、卢浮宫，以及奥斯曼建筑百年的风貌，更在于每天清晨空气里弥漫的咖啡和牛角包的香气，街头女郎飘逸的裙子和灿烂的笑容，法国人独有的生活品质和浪漫情怀，这一切都深深地吸引着每一个来过巴黎的人。

就是从这样一座充满魅力的城市开始，BARNES集团定位高端不动产市场，经过20多年的专心经营与发展，获得了今天在欧洲极高的声誉，以及遍布世界主要城市的格局。

高端房地产市场从来都是世界精英阶层关注的投资领域，对于中国投资家更不例外！何况中国人自古以来对房产与传承有着特殊的情怀，因而全球不动产资产配置便成为当前重要的话题。我们会以多年积累的经验及专业的眼光，陪同您一起海外置业。我们终究很难舍弃传统的纸质媒体，因此会定期出版世界各个热点投资地区的精选房源，在信息社会的今天，还是保留一点欧洲人的固执吧！

“What an immense impression Paris made upon me. It is the most extraordinary place in the world,” said Charles Dickens. Indeed, so many celebrities, politicians and artists have been conquered by Paris. Paris is charming not only for its monuments and Haussmannian architecture, but also for the scent of coffee and croissants pervading the air every morning, for the elegant Parisienne on the street with a flowing dress and lovely smile, and for the unique French style of living and romantic aspirations. These are what deeply attract every single person who has been to Paris.

It is from such a charming city that BARNES has grown and continued to expand internationally for over 20 years. Backed by its renowned expertise in luxury home sales and commercial investment strategies, BARNES is now one of the most influential leaders in the European and US real estate markets, with a global presence and local networks.

The high-end property market has always been essential for elite international investors, and this is even more the case for Chinese investors! As real estate also means heritage for them, global asset management is becoming a topical issue. We provide years of experience and professional and customized services to assist you in your relocation abroad. BARNES regularly publishes magazines displaying our exclusive portfolio of selected properties located in the most beautiful places in the world. In the information society of today, Europeans are not likely to abandon traditional paper media. So let's do it the European way!

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封面人物访谈：蒋山青

自由和写意

蒋山青，又名蒋启韶，1961年生于浙江平湖，中国西泠印社社员。1983年起师从艺术大师钱君匋先生，书、画、印、文各擅其长，被称为“水墨现代派的标志”，其作品被比尔盖茨、池田大作等国际著名收藏家和多家艺术机构收藏。从80年代起在全世界开办个人作品展，现居北京和巴黎。



1. 近年来您常年在欧洲办画展，作品得到了西方权威学术界的广泛认同，您是怎么做到这一点的？

我能做的就是无所畏惧展现才华把画画好，办画展是展示，别人喜欢就算是认同了，其它我实在想不出来还能做什么。

2. 我们可以从您创作的当代水墨画中看到许多西方艺术理念，可以说这是您的个人风格的特色吗？您怎么看待中国的传统文化艺术？而西方艺术又对您的创作有怎样的影响？

因为我的艺术创作道路一开始就是中国传统方式，现在作水墨画过程中转换了许多现代意识。应该说是现代理念！现代生活方式决定了这样一种变化，而现代性的一切都在西方模式中，谁也无法避开，所以生活改变思维，思想主导创作这几乎是必然。

3. 您常年生活在巴黎，您最喜欢巴黎生活的什么？巴黎生活又给您的艺术创作带来了什么灵感？

巴黎是个好地方，晚上和朋友喝酒之后可以步行回家，我喜欢法国红酒，微醺后的





1. 屈倪 Chou Ni
2. 党寨 Dang Zhai

感觉心情幻化，奇妙无穷，第二天的创作肯定有了这种变化和意味。

4. 中国传统文化艺术要走入国际艺术市场，需要在哪些方面做出努力？

我一出生就是中国人，所以不太会去强调中国传统文化艺术要如何进入国际，做好自己，努力创作好作品，走入和不走入市场根本不用去想，好作品一定会有人喜欢！

5. 这几年中国艺术市场进入了一个前所未有的跳跃式发展时期，您是怎么看市场未来走向的？

我不太懂市场，有很多烂画也有市场你怎么理解？所以我不关注市

场，只关注自己的创作。

6. 您下次在法国的展览将在阿尔卑斯山区的文化周举行，能向我们介绍一下吗？开幕之际，您的感觉如何？

12月中旬在滑雪圣地梅杰弗有个展览，三十幅作品，大多是小作品，全部水墨，有纸上和布上的。画展办多了也没什么特别感觉，滑雪的地方可能会冷，我准备带上厚点的衣服去。



JIANG SHANQING

FREEDOM AND FREEHAND BRUSHWORKS

3. 圭吾 Gui Wu

JIANG SHANQING, ALSO KNOWN AS JIANG QISHAO, BORN IN 1961 IN ZHEJIANG PROVINCE IN CHINA. CHINESE ART MASTER MR. QIAN JUNTAO'S DISCIPLE SINCE 1983. SPECIALIST OF CALLIGRAPHY, PAINTING, PRINTING AND LITERATURE, JIANG IS CONSIDERED AS ONE OF THE MOST PROMINENT FIGURES OF CHINESE MODERN INK PAINTING ARTIST. HIS WORKS ARE COLLECTED BY WELL-KNOWN COLLECTORS (BILL GATES, DAISAKU IKEDA...) AND SEVERAL INTERNATIONAL ART INSTITUTIONS. FROM THE 80'S JIANG STARTED WORLDWIDE INDIVIDUAL EXHIBITIONS, TODAY HE LIVES BETWEEN BEIJING AND PARIS.

1. In recent years, you have been organizing exhibitions all the time in Europe, and your works have been widely recognized by the Western academic artist community, how did you manage to achieve such success?

All I can do is to display my talents and produce good paintings without fearing anything. An exhibition is a demonstration, if the visitor appreciates a painting, it means he identifies himself in it. I can't say what else I can do.

2. We can see many Western art ideas in your creation of contemporary ink paintings, so can we say this is a characteristic of your personal artistic style? What do you think of Chinese traditional art? What influence does the Western art have on you?

Since the beginning my artistic creation proceeds in the Chinese

traditional way, but for now, I am aware of adding modernity during the creation process... I would say adding some modern "notions". The modern lifestyle has determined such change, yet everything about the modernity is following the Western mode, and no one could avoid modernity. Your thoughts depend on what you live; the fact that the creation is guided by the thoughts is almost evident.

3. As you live in Paris all the year round, what do you like the most about living in Paris? How does the Parisian life bring inspiration to your artistic creation?

Paris is a great city. People can have a drink with friends in the evening and then go home by foot. I love French wine, It's pleasant and it creates wonderful sensations that could change my creation and give different meaning to my work.



4. In which areas do efforts need to be persisted, for Chinese traditional art that is going to be present in the international art market?

I was born as a Chinese, so I do not accord that much importance to how the Chinese traditional art could go global. Be the best of oneself and give the best to create good works, there is absolutely no need to wonder whether to go onto the market or not. People always appreciate a good piece of art.

5. For recent years, the Chinese art market has entered into a period of unprecedented and exponential growth. In your opinions, what are the future trends of the market?

The market is inexplicable, I only pay attention to my own creations.

6. Your next exhibition in France will be held during the cultural week in Megève, can you shortly present the event to us? The opening is coming soon, how do you feel right now?

My exhibition will take place in the famous ski resort of Megève from mid-December. Thirty pieces of work will be displayed. They are mostly small in size, all made of ink, and some are on paper or cloth. Since I have done many exhibitions already, I don't have any special feeling right now.



1.



2.



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9.

1. Carven - 2. De Grisogono - 3. Boucheron - 4. Dior - 5. Balenciaga - 6. Repossi - 7. Alaïa - 8. Serge Lutens - 9. Chaumet

路易王妃香槟的秘密—— 葡萄园参观手记

Patricia Coignard - 图片: Eric Zeziola



© BFA NYC

通常只有真正的酒业行家才有机会一睹高级香槟酒庄的风采，而今天我们荣幸的受邀参观路易王妃的酒庄。路易王妃酒庄位于法国东北部的香槟产区—历史名城兰斯，为白垩质土壤，整个酒庄如同一个神奇的大迷宫，历史悠久引人入胜。

夏天伊始，美丽的兰斯城笼罩在和煦的阳光下。久负盛名的路易王妃葡萄酒生产加工基地坐落于兰斯市Savoie街道74号。若大的庭院内聚集了好奇的前来参观的人们，每个人脸上兴高采烈的表情与肃穆的酒庄形成了鲜明对比。

酒庄于上世纪30年代重新修建，如今的酒庄更完美地呈现着路易王妃的酿酒精髓：纯手工工艺和高贵奢侈风格相结合，传统和现代巧妙融汇，不断追求精益求精。

Frédéric Rouzaud,
路易王妃香槟首席执行官: Général de Roederer



选用最好的葡萄

参观的第一个亮点是路易王妃酒庄内最具标志性的“水晶香槟”酒瓶做的天花板。迷人清澈的光芒四溢，如同一片水晶玻璃的天空，俄罗斯沙皇亚历山大二世高大的青铜半身像就矗立在我们面前。1876年，酒庄应这位俄罗斯沙皇的要求为他私人订制一批酒质极佳香槟，深受沙皇的喜爱，闻名于世的水晶香槟便由此诞生了！

我们深入路易王妃香槟的酒窖参观其独有的“量身定制”酿造技术，不得不感慨酿酒师们的精益求精。酒窖里存放着450多个酿酒桶，根据葡萄的采摘地的不同，而分别使用不锈钢罐或橡木桶来存放，酿酒师每天都要品尝。“这种根据葡萄品质而采用‘个性化’的酿酒工艺，确保每瓶酒在进入调配阶段前，保持最原始、最均衡的口感。”家族的第七代传人、路易王妃的首席执行官Frédéric Rouzaud先生向我们解释道。

随后，我们来到地下六米的酒窖，这里存放着路易王妃“宝藏”，酒窖里贮藏了各种特级葡萄酒和香槟，静静地发酵。“这些都是首席酿酒师Jean-Baptiste Lécaillon和他的团队的艺术品。这些专业酿酒师和品酒师都是神奇的创造家。”

我们接着来到更深的位于地下十二米的酒窖，这里温度常年保持在11度，香槟慢慢地达到它的最完美口味。恰巧我们参观的时候，刚好碰到了“摇瓶人”，他要手工为十来瓶水晶香槟清除酒瓶内的酵母残渣。摇瓶人娴熟技术和飞快动作实在另人叹为观止。

创造未来的香槟

从神秘迷宫般的香槟酒窖出来，我们来到了韦尔兹奈，那里是路易王妃家族最早拥有的葡萄园，全部为白垩质土壤。这里的一切仍保留着传统的印记，根据农历栽培葡萄，使用马匹耕作，葡萄树之间可以看得到的隐藏的鸟巢，葡萄树底部的野草和小花争先恐后地享受着阳光。“耕种农作物的同时追求生态平衡几乎是我们的责任”，Frédéric Rouzaud先生说道。这种做法正是秉承了路易王妃一贯的传统：人与自然的融合。“我们每天都在努力生产最好的香槟，创造未来的香槟！”

Winegrowers' champagne

A PRIVILEGE USUALLY RESERVED

TO WINE MERCHANTS AND
SOMMELIERS, WE HAVE BEEN
INVITED TO WALK THROUGH THE
CHALKY AND FASCINATING MAZE
THAT ARE LOUIS ROEDERER'S
WINE CELLARS IN REIMS.

Early this summer, Reims has been radiant under a scorching sun. In the courtyard of 74 rue de Savoye, the historical production site of the Maison Louis Roederer, the excitement has been contrasting with the muted atmosphere inside the main building.

Beautifully restored during the 30s, it represents alone the Roederer identity: a subtle blend of craftsmanship and luxury, tradition and modernity.





Helping the Land to Give its Best

The tour starts with our eyes looking up at the sky to admire the glass roof made of hundreds of Cristal bottles' (flat!) bottoms. Its elegant and crystal-clear light overhangs an impressive bronze bust of Tsar Alexander II of Russia. It is for his personal use that this prestigious champagne, exclusively produced, had been created in 1876.

The fermenting room introduces the first immersion into the work of art of Roederer champagnes' craftsmen: customized vine growing. The approximately 450 vats (one for each plot) are made of stainless steel or French oak depending on the location of the grape. Their content is tasted on a daily basis. "This personalized wine-making process insures perfect fruit monitoring for almost each vine row! Wine features and balance are consequently kept unspoiled until the blending process" explains Frédéric Rouzaud, the CEO and representative of the family flagship's seventh generation.

First flight of stairs. Here we are, six meters underground, in the cellar of tuns – the treasure of the House – where reserve wines and liquors are patiently aging. "Jean-Baptiste Lécaillon, the Cellars Manager, and

his winegrowers and enologists team are harmonizing this extraordinary palette". New flight of stairs to go down twelve meters underground.

In the darkness, with a constant temperature of 11°C, champagne now lingers to reach its outmost state of ripeness. Great timing, our visit overlaps the manual riddling of several dozens of Cristal bottles on racks. Pure magic.



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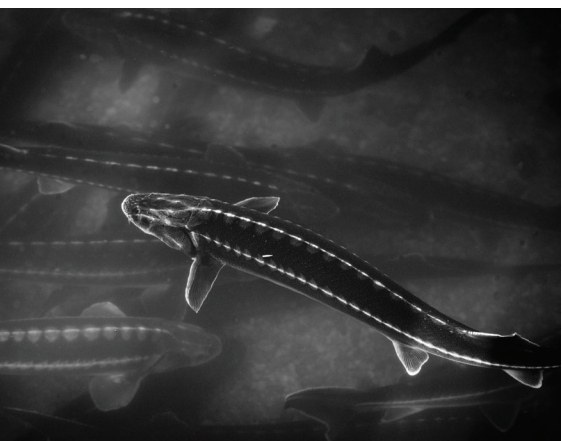


鱼子酱时代

法国品牌BOUTARY如何成功打造“世界最昂贵食物”鱼子酱风潮？

鱼子酱时代

THE BOUTARY CAVIAR HOUSE IS REVISITING THE CODES BEHIND THE WORLD'S MOST EXPENSIVE PRODUCT WITH FLAIR. A DELICIOUS SUCCESS.



BOUTARY

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www.boutary.com

鱼子酱已经过时了吗？

可能有些人认为是的，但这些曾经点缀了世界最高级别佳肴的珍贵鲟鱼卵正在渐渐重新回到人们的视线中，再现昔日辉煌。即使依旧属于奢侈品，而今却必须成为“新时代的奢侈品”——如何让鱼子酱拥有的独特视觉体验与其独一无二的味道和口感相结合，让美学家和美食家都沉浸在它的美妙之中呢？

这正是法国著名鱼子酱品牌The Boutary Caviar House要解决的难题。作为家族企业的继承人和首席执行官，Charles de Saint Vincent先生一直努力不断创新，“我们对Boutary品牌的传统理念进行了全新的定位，试图带给高端消费群体一种崭新的消费趋势和时尚”。

2015年底即将在巴黎开张的第一家鱼子酱餐厅，将证明鱼子酱会再次成为时尚高端美食的新宠。这间鱼子酱餐厅代表了一个前所未有的饮食新理念，将使人们对鱼子酱有一个全面真切的了解。得益于红酒和烈酒行业多年积累的丰富经验，Charles de Saint Vincent先生非常了解奢侈品的真正含义，必将家族传统手工艺和秘方完美传承。

Caviar's Moment

Caviar is antiquated you say? Despite complaints from the jaded, these precious sturgeon eggs have been restored to their former glory without compromising on the splendour of the past. For there was a time when these rare pearls adorned the world's finest tables. The caviar is still a luxury product, but now as a 21st century version. And by that we mean an unforgettable sensory experience and unique taste pairings to astonish the palates of both aesthetes and foodies. The Boutary caviar House is behind this beautifully engineered transformation. Buoyed by the company's successor and CEO Charles de Saint Vincent, "all the old codes of Château Boutary have been "twisted". We have reinvented different, festive consumer trends." And the proof can be found in the opening of the world's first caviar bar in Paris at the end of 2015. "This iconoclastic place will showcase this little-known, versatile product." Charles de Saint Vincent has retained an essential concept from his experience in the wine and spirits industry: the art of ritual.



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1. Brioni - 2. Bottega Veneta - 3. Lanvin - 4. Olivier People - 5. Armani - 6. Musto - 7. Drake's - 8. Valentino - 9. Dewitt



BARNES 携手与您成功置业

WHO IS BARNES?

巴恩斯 (BARNES) 国际高端房产经纪集团于1994年在伦敦创建, 集团总裁Thibault de Saint Vincent先生从公司创立之初, 便颇有远见的指出, 未来的高端房产市场必然是国际化趋势。因此经过20多年的稳步发展, 形成了如今总部位于巴黎, 并拥有45间分布在世界10多个主要城市的国际集团。专业化的服务和多样性的产品是我们得以跻身法国、甚至世界高端房产经纪公司前列的两大基石。

BARNES秉承其一贯的专业、细致的服务理念, 在巴黎创办了旨在为以中文为母语的华人客户服务的中国事业部, 根据客户需求而提供“量身定制”的全面而专业的一站式服务, 包括税务、法律、物业管理等多方面等咨询及服务。

我们相信中国客户将在未来几年成为法国房产市场重要的客户群体, 因此对全新的中国事业

部给予了最大的支持, 将其交与值得信赖的李静女士负责管理。李静女士毕业于北京外交学院及法国高等商业学校, 在法国生活工作十余年, 拥有在法国知名跨国集团的工作经验, 并持有法国专业房产经纪人执照, 加之中国事业部特有的自由度, 相信李静女士可以为您带来更专业、更细致、更贴心的投资咨询与服务。

我们的优势在于:

- 45家办公室分布在全球各地, 旗下近500名资深房产经纪, 以及3万多套的各类房源, 可以满足不同国籍、不同需求的高端客户的投资需求。
- 我们房源丰富而广泛, 涵盖几乎所有不动产投资类型, 包括豪宅、城堡、酒庄、酒店、新建住宅, 以及大型投资项目等。
- 我们的长期合作伙伴涉及房产投资的各个环节, 包括私人银行、公证人、律师, 以及私人

管家等, 为您提供包括投资、税务、法律、出租管理等全方位的合理化建议。

- 已经多次成功地为中国客户完成地产投资, 具有宝贵的实际操作经验, 特别针对不同客户提供税务及融资优化方案。
- 在业内拥有极好的口碑和丰富的高端客户平台, 极大方便了客户对于房产租赁及再出售的需求。

我们有充足的信心和能力, 成为您在海外投资置业的最佳伙伴!

In 1994, Heidi BARNES opened a real estate company in London aimed at helping international clients seeking to move to London. Due to its success, Heidi Barnes decided to open a new office in Paris the following year. The Paris office was an immediate success,

BARNES had become a reference in the world of real estate.

In early 2000, BARNES's President, Thibault de SAINT VINCENT, noticed the luxury real estate market was going global, and he structured the company around a visionary idea: providing international clients with unique access to exclusive properties located in the most beautiful places in the world.

Since 2006, BARNES has continued to expand internationally and develop its brand awareness. After London and Miami, BARNES opened several new agencies in Paris and in the French provinces, in Geneva, throughout the entire Lake Geneva region and the Valais region in Switzerland, Mauritius, Lisbon, Brussels, Monaco, New-York, Los Angeles, Palm Beach and St. Barts as well as an office in Russia and Tel Aviv.

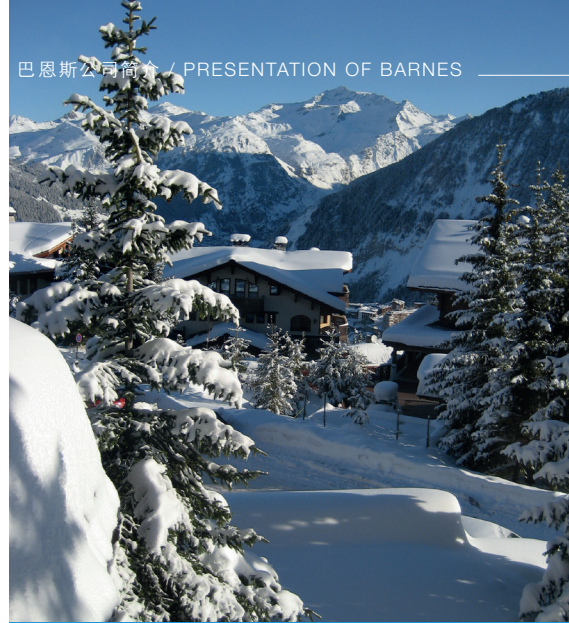
Backed by its renowned expertise in the sale and rental of residential properties, BARNES has consolidated its expertise in different departments, each of which offers customized solutions in response to its clients' needs: exclusive properties, castles and France's most beautiful cities; seasonal rentals in the world's most gorgeous resort cities; property

management in metropolitan areas and capital cities; marketing new developments; shop locations and residential buildings.

To meet the needs of an exclusive Chinese clientele, BARNES has set up its China office that draws support from the 400 BARNES consultants to present the best properties for sale in the world. The China office offers tailored service to Chinese clients in their native language:

- Presentation of regions and their markets;
- Property search support;
- Assistance with completing the transaction (financial transfer solutions, selecting banks, administrative requirements of property owners);
- Assistance with implementing management plans following the purchase.

Based on solid experience in multinationals in France and China, and after working in the real estate sector with upscale Chinese clients in France for the past three years, Jing LI oversees the team of our China office. The number of investor buyers that we meet in China and in our agencies is growing rapidly, and several transactions have already been closed in Paris and Los Angeles this year.





浅说海外置业

BUYING PROPERTIES ABROAD

瑞士

瑞士市场的房产类型丰富繁多，日内瓦的公寓、科洛尼小镇上的豪宅、首府洛桑的别墅、沃州依山傍水的湖景房，或是克萊恩·蒙塔納的雪山木屋。各具特色，为买家提供了丰富的投资选择。

外籍人士在瑞士购买房产必须遵守瑞士联邦法律（参考LFAIE和Lex Koller外国人购房限权条法），对于不在瑞士居住的外国人，在瑞士购买商业房产是没有限制的；而针对居住性房产，除了部分位于“度假胜地”的住宅物业，如沃韦、蒙特勒或高级滑雪度假村，否则外国人需要拥有瑞士居留许可证才可以在瑞士购房。买方需要与公证处签订买卖合同后才可正式获得房屋产权。所有房产交易都需要在瑞士国家土地登记处做产权登记。

Switzerland

Switzerland offers a wide variety of properties, such as apartments in Geneva, villas in Cologny, houses in Lausanne, lakefront properties in the Canton de Vaud or chalets in Crans-Montana.

Purchase of real estate by foreigners is restricted by a federal law (LFAIE or Lex Koller). However there are no restrictions for foreigners to buy commercial real estate in Switzerland. But foreigners not residing in the country may only purchase residential properties in «tourist areas» like Vevey, Montreux or the skis resorts for example. Otherwise, foreigners will need to become resident in Switzerland with the proper permit to acquire a residence.

Property is acquired by signing a deed of sale before a notary. The transfer of property is recorded in the Land Register.

葡萄牙

葡萄牙是当前全球房产投资的热点国家之一，吸引着很多中国买家，房屋税收公开透明，据统计，首都里斯本是最安全的城市之一，葡萄牙人民在全球“欢迎外国人的热情程度”的排行中名列第七。更值得一提的是，葡萄牙政府提供为外国投资者提供了很多获得居留便利措施。

2012年推出的黄金签证计划让非欧盟的外国居民，通过具有法律效力的投资项目，便可获得在葡萄牙的居留证。拥有葡萄牙的居留证，不仅可以保障投资者在葡萄牙生活，同时可以自由往来其他申根国家。黄金签证计划操作简单灵活，法律要求清晰明确，几乎没有移民监要求。近90%的黄金签证的申请都是通过投资价值不低于500万欧元的房地产项目。投资者家庭成员的黄金签证可以一同申请。

仅2015年10月8日至31日期间，在所有黄金签证申请中，有80%的买家来自中国，即2087人。

Portugal

Portugal is one of the best countries for buying a house: tax rules are transparent, Lisbon is ranked as one of the safest cities in the world, Portuguese people are considered the 7th most welcoming people in the world. Moreover the country offers facilities for obtaining residence permits to foreign investors. Under the Golden Visa Programme, launched in 2012, non-EU citizens simply need to carry out one of the investments set out in the law to obtain a residency permit in Portugal. This residency permit will allow the investor to enter and/or live in Portugal and to travel freely within Schengen space. Golden Visa is a very straightforward and flexible programme with simple and clear legal requirements, such as

extremely reduced minimum stay periods.

Nearly 90% of application for the Portuguese Golden Visa went through real estate property with a value equal to or above 500.000 Euros. The application for Family Reunification can also be made simultaneously with the family member/investor Golden Visa.

From 8th October to 31h October 2015, 2087 buyers – 80% of the whole investors applying for the Golden Visa Programme – are from China.

英国

在英国购房过程中律师会起到重要的作用。聘请一名律师大概需要花费3000至4000英镑，在整个购房过程中代表客户利益。一旦报价被接受，该律师继续合同的操作。此后，双方将受法律约束不可毁约，并同时设定签署合同日期。买方需向卖方律师缴纳房屋总价的10%作为预付款。合同签署当天，支付余款，全部资金入账后，买家便可获得房屋钥匙。随后，律师将将在英国国家地产局的进行产权登记，并代客户缴纳印花税等交易税费。

United-Kingdom

A solicitor, for a cost of £ 3000 to £ 4000, will represent the client throughout all the buying process. Once the offer accepted, the Solicitors will proceed with the exchange of contract. At this point the client is legally bound with no get out clause and the date of completion of sales is set. 10% of the agreed sales price will also be sent to the vendor's solicitor. On the day of completion, the rest of the money is transferred and once the funds have been received, client will get keys. Solicitor will thereafter proceed with registering the purchase to the land registry and pay on client behalf the stamp duty.



美国

美国购房的流程非常简便，只需要专业律师陪同完成法律流程。在您看好心仪的房产后，房产经纪人会根据房产和市场状况提供参考报价，协助您向卖方提供购房意向书。当双方对价格达成一致后，双方律师便开始拟定购房合同，并在合同中注明包括付款条件等细节，大约一周后双方即可正式签署购房合同。签署购房合同之后，买方请专业的房屋检查机构进行全面检查。如果没有问题，买方便可向第三方监管账户支付房款的10%作为首付款。签署购房合同大约两周后，美国产权过户机构会进行过户调查，主要调查卖方的产权是否清晰，并将出具产权过户文件。买家拿到产权过户文件后将支付余款，并获得产权。

请注意，经纪人的佣金在一般情况下是由卖方支付的；而买方需要支付的全部交易费用一般不会超过房产金额的4%。

United States

It is not difficult to buy property in the United States, but you will need assistance from your lawyer. After choosing the property you like, the BARNES team will advise you as to the best offer to submit to the seller. Once both parties have accepted the terms, your lawyer will be in contact with the seller's lawyer to draw up a contract of sale. In general, this contract sets out the terms of the transaction and is signed after one week. After having signed this document, you can request a detailed inspection of the property (a home inspection). If the inspection results are satisfactory, you will need to place 10% of the sale price into an escrow account. The closing of the sale generally takes place within 45 days of the offer being accepted. In most cases, the agency fees are paid by the seller, and the buyer rarely pays more than 4% in acquisition fees.

摩纳哥 MONACO



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摩纳哥: 海外投资的风水宝地

摩纳哥公国拥有迤迤的海岸风光和世界一流的高端房产, 120多个国籍的投资者选择在此置业。由于地段稀缺, 摩纳哥住宅购买需求长期旺盛, 价格也呈上涨趋势。

Prestige international

The Principality of Monaco enjoys an international prestige, making it a sought-after location for over 120 nationalities. Due to scarcity, demand for property is strong and prices are on the rise.



摩纳哥 Monaco

高级公寓 / *Parc Saint Roman*

72平方米精致公寓拥有1间卧室, 位于摩纳哥沙滩附近, 豪华社区, 配有花园、泳池、停车场等。
One Bedroom apartment of 72 sq.m in a luxurious residence with park and swimming pool. Parking.

价格 / Price: 3 600 000 €

联系人: Flavio MODOLO
+ 377 97 98 20 19
monaco@barnes-international.com



摩纳哥 / Monaco

摩纳哥海景公寓 / *Harbour Lights Palace*

该211平方米的海景公寓可鸟瞰摩纳哥港，帆船俱乐部等迷人风景尽收眼底。公寓装修奢华，气派大方，客厅50平方米，阳台25平方米，3间卧室皆带浴室，配有2个停车位及酒窖。

Master apartment of 211 sq.m overlooking the Monaco Harbour. Large living room of 50 sq.m, 25 sq.m terrace. Three Bedrooms with Bathrooms. Panoramic view. Two parkings. Cellar.

价格 / Price: 7 700 000 €

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摩纳哥 / Monaco

金三角顶级海景公寓 / *Mirabeau*

该165平方米的公寓位于市内金三角地段，是摩纳哥标志性建筑，紧邻Larvotto私家海滩。公寓新近装修，可欣赏到美丽海景。2间卧室，配有泳池和停车场。

In a prestigious building facing the sea in the Golden Triangle, a fully renovated 165 sq.m apartment. Two bedrooms on loggia. Swimming-pool. Parking.

价格 / Price: 14 900 000 €

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伦敦 LONDON



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愈发国际化的伦敦 房产

伦敦房地产市场对于国际投资者而言可谓安全的投资天堂: 目前70%的新建房产和50%的伦敦别墅的购买者均为国际买家。

More International Than Ever

London remains a prime location and a safe haven for international investors who currently represent 70% of the new development buyers and 50% of London home buyers.





Maida Vale

伦敦黄金地段豪华花园别墅

伦敦黄金地段的复式公寓，环境幽静，2间卧室，开放式客厅，宽敞的饭厅，连通幽静的私人花园，南向，采光极好。

Situated on a sought after tree lined quiet street lies this wonderful two bedroom split level flat with large open plan lounge & dining room leading to a private 70ft south facing landscaped garden in peaceful conservation area.

价格 / Price: £1,295,000

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肯辛顿 / Kensington

海德公园全新高档公寓 带露天阳台

Adam & Eve Mews公寓全新高级装修，空间宽敞，带露天阳台，4间卧室、2间客厅。位于海德公园附近，交通方便。

Mews house totally refurbished to a high standard, provides a good accommodation with 4 bedrooms, 2 large receptions rooms, and the added benefit of outside space both on the ground floor and a large roof terrace. Adam & Eve Mews is a pretty cobbled mews located very close to public transport and Hyde Park.

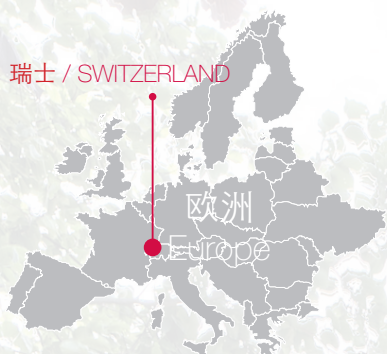
价格 / Price: £4,000,000

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瑞士 SWITZERLAND

瑞士 / SWITZERLAND



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高品质瑞士生活

“瑞士品质”是瑞士房产保值、升值的重要因素：独一无二的风景和自然环境、世界一流的教育、服务及配套的商业和公共资源、以及高品质的生活方式。BARNES在瑞士拥有10多家办公室，为您精选瑞士最值得投资的豪华房产。

Swiss Quality

Switzerland remains the very symbol of quality: quality of the environment, landscapes, service, training and education. Thanks to a dozen agencies located along Lake Geneva and in Valais, BARNES Switzerland offers a wide variety of properties.



巴瓦小镇精美城堡 Château de Bavois

20mn from Lausanne

城堡距洛桑20分钟车程，占地2.5公顷，全新装修，包括城堡主体及附属建筑。

2.5 ha estate with renovated Château and entertainment annex

价格：18 000 000 瑞士法郎 / Price: CHF18'000'000

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蒙特勒 / Riviera Glion (Montreux)

半山复式别墅 鸟瞰日内瓦湖和山峦 / *Top floor duplex apartment with outstanding views*

向外国人出售

164平方米复式别墅，鸟瞰美丽的日内瓦湖和连绵起伏的山峦。底层4至5间客厅，附带储蓄室、电梯、空调、停车库和酒窖。

Can be sold to non-residents. This 164 sq.m duplex apartment with 4.5 rooms on the top floors enjoys a spectacular panoramic view over Lake Geneva and the mountains. Direct access with the elevator and air-conditioned attic. The 5-unit condominium renovated in 2001 has its very own train stop. Two lock-up garages, a wine cellar, an attic and a storage rooms.

价格：1 600 000瑞士法郎 / Price: CHF 1'600'000

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克莱恩-蒙塔纳 / Crans-Montana

隆河谷全景豪华公寓 / *Wonderful four bedroom apartment with a panoramic view*

向外国人出售

克莱恩-蒙塔纳终日阳光明媚，站在这个190平方米的豪华公寓阳台上，可尽情欣赏迷人的隆河谷风光。4间卧室，宽敞的客厅和饭厅；3个停车位、2间酒窖、2间滑雪装备储藏室。

Can be sold to non-residents. Enjoying one of the most beautiful views of Crans-Montana with panoramic views of the Rhone Valley and the surrounding mountains, this beautiful flat, located in a luxury residence, with ca 190 sq.m + balconies offers 4 bedrooms, a large living / dining room and a TV den. Sold with 3 parking spaces, 2 cellars and 2 ski lockers.

价格：3 500 000 瑞士法郎 / Price: CHF 3'500'000

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里斯本 LISBON

里斯本 / LISBON



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葡萄牙房产的独特优势

近年来，里斯本已逐渐成为受人青睐的国际大都市，越来越多的海外投资人选择这里长期生活。“黄金居留签证”政策更使葡萄牙成为往来欧洲各大城市的大门。

All the Appeal

Lisbon is considered as one of the most beautiful European cities to visit, inviting many people to stay. Golden Visa is a measure with the aim of giving residence permits to foreigners who want to invest in Portugal, allowing the investor to live in Portugal and making this country a privileged gateway to Europe.





Ferragial 29

里斯本市中心50平至126平新建公寓
/ 8 Apartments in Chiado

8套崭新的现代公寓，位于里斯本的历史中心区，公寓大楼已有百年历史，典型的葡萄牙皇室建筑体现了浓郁的葡萄牙风情。8套公寓面积由50平至126平方米不等，配有3间卧室，2间浴室。

In Lisbon's historic city center stands a residential building with more than a century of history which is now reborn with 8 modern apartments and two retail spaces. Surface: from 50 sqm to 126 sqm, up to 3 bedrooms and 2 bathrooms.

价格：225 000 – 630 000 欧元
Price: from 225 000 € to 630 000 €

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里斯本 / Lisbon

里斯本商务中心区6套152平至168平新建公寓
/ 6 Apartments in Amoreiras

6套高级公寓新近完工，位于里斯本繁华的商务中心，带电梯和停车场。公寓风格典雅，落地窗设计，采光极好，宽敞明亮。6套公寓面积由50平至126平方米不等，配有3间卧室，2间浴室。

In Lisbon's economic center, 6 apartments in new condominium with security, lift and parking. A modern building with quality materials with spacious lounge full of light thanks to large windows that invites the sun to come in. Surface from 152 sqm to 168 sqm, 3 bedrooms and 2 bathrooms.

价格：690 000 – 830 000 欧元
Price: from 690 000 € to 830 000 €

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纽约 NEW YORK



美国
United States

纽约 / NEW YORK



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纽约房价再度上涨

纽约一贯被世界各地的投资者认为是“天堂”，如今越来越多知名设计师选择在纽约实现他们的艺术梦想。这些豪华高档且匠心独具的摩天大楼提升了房产价值，同时吸引了更多的资金投入到高品质、高品牌的房产项目。因此，纽约房产市场未来一定是上升趋势。

Prices Are Rising Again

Considered a “safe haven” by investors from around the world, New York is experiencing the arrival of new luxury designer skyscrapers, which is boosting available supply, meeting the ever-growing demand for high-quality, exclusive and prestigious properties, and keeping the market on an upward trend.



Flatiron District

纽约“第五大道”33层曼哈顿景观公寓 /
400 Fifth Avenue

位于纽约第五大道，紧邻帝国大厦的现代大楼内，公寓位于33层，设施豪华，透过宽大的落地窗尽情观赏曼哈顿摩天大楼。租赁投资的极佳选择。

At the corner of prestigious 5th Avenue, steps from the Empire State Building, this one-bedroom apartment is located on the 33rd floor of a modern building. Large bay windows offering a breathtaking view of the skyscrapers of Manhattan. Ideal rental investment or pied-a-terre. Luxury amenities.

价格 / Price: \$1,915,000

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Financial District

纽约金融中心顶楼公寓 / *20 Pine Street*

该顶楼公寓采用Armani Casa家居设计，装修精美：黑檀木地板，明亮的落地窗，格局规整，开放式厨房，宽敞明亮，浴室采用最新水疗设计。

In an elegant residence designed by Armani Casa, loft featuring dark wood ebony flooring, oversized floor to ceiling windows, open space, high ceilings and Spa-like bathroom, open kitchen. Luxury amenities.



价格 / Price: \$1,199,000

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70 Little West Street

美国建筑师佩利·克拉克·佩利设计精美公寓 / *Residence 6G - Pelli Clarke Pelli-designed Condominium*

该公寓拥有两间卧室及两间浴室，3.3米挑高的天花、落地窗、宽敞的空间贯穿公寓。配套设施齐全，包括专业水疗中心、多道泳池、健身房、室内及室外接待室及停车场。

This spacious two-bedroom, two-bath home at the Visionaire condominium features 11' ceilings, floor-to-ceiling windows, and incredible built-in storage throughout. A full suite of amenities include a professionally managed spa, multi-lane swimming pool, fitness center, outdoor and indoor resident lounges, and a parking garage.

价格 / Price: \$2,480,000

Size: 1,491-square feet; 2 bedrooms, 2 baths

138平方米，2间卧室，2间浴室

税务 / Taxes: \$2,140

物业费及杂费 / Common Charges: \$1,885

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10 West Street

丽思卡尔顿附近奢华景观公寓 / *Residence 15C - Views at The Ritz Carlton*

这套奢华的海滨公寓紧邻纽约安静的巴特雷公园，可观赏丽思卡尔顿酒店等华丽都市风光，开放式的客厅和餐厅，整体落地窗设计，宽敞明亮。公寓带3间全景式卧室和2.5间浴室，可欣赏贯穿纽约的哈德逊河和曼哈顿的摩天大楼。

Nested inside the tranquil Battery Park City neighborhood in New York City, this ultra-luxurious waterfront home at The Ritz Carlton features grand living and dining areas with glass curtain walls. Panoramic views of the Hudson River and striking Manhattan skyline complete this 3-bedroom, 2.5-bath home.

价格 / Price: \$3,100,000

税务 / Size: 1,690-square feet; 3 bedrooms, 2.5 baths

税务 / Taxes: \$1,750

物业费及杂费 / Common Charges: \$2,212

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315 Seventh Avenue

Kheel Tower 复式顶楼公寓 带私人景观阳台 / *Penthouse-AB - Reimagined Penthouse at the Kheel Tower*

A / B 复式顶楼公寓装修低调简洁、用料讲究、空间宽敞，带私人露台，朝西，哈德逊河的美景尽收眼底。公寓设2间卧室及书房，超高的天花板和定做的宽大落地窗尽显其宽敞大气。22层的Kheel Tower公寓坐落在繁华的切尔西街区，整体为loft设计。

Penthouse A/B is a stunning corner duplex apartment with a 552-SF private terrace and open views facing west to the Hudson River. This spacious two bedroom, with home office has soaring ceiling heights, over-sized windows, and has been renovated to perfection. Located in vibrant neighborhood of Chelsea, Kheel Tower condominium is a striking 22-story prewar loft building.

价格 / Price: \$3,600,000

税务 / Size: 1,743-square feet; 2 bedrooms, 2.5 baths

税务 / Taxes: \$3,240

物业费及杂费 / Common Charges: \$1,636

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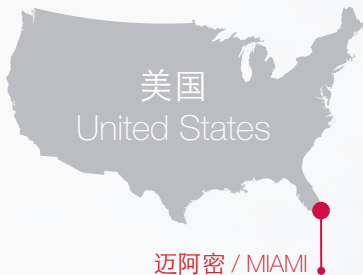
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蓬勃发展的迈阿密房地产

迈阿密房地产市场呈快速增长趋势。除了一贯受买家追捧的南海滩、金融区Brickell、市中心、Coconut Grove 和Coral Gables等地段外，新兴的商业区如Edgewater、Surfside和迈阿密海滩渐渐成为投资者的新宠。

A Booming Place

Miami is rapidly expanding. Alongside the traditionally popular areas of South Beach, Brickell, Downtown, Coconut Grove and Coral Gables are the now highly sought-after neighborhoods of Edgewater, Surfside and Miami Shores.

Green Roads

迈阿密豪华新建房产 - Green Roads多层别墅

位于迈阿密Brickell金融区，三层别墅：停车库、电梯和天台花园，欣赏独一无二的迈阿密都市美景。

In the Brickell residential area, each house consists of 3 floors with exclusive amenities: garage, elevator and roof terrace with stunning views.

价格：941 900美元起
Starting price : \$941,900

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Porsche Design Towers

迈阿密豪华新建房产 - 保时捷海景公寓

迈阿密海岸线上极至海景高档公寓，配有极致可容纳大型跑车的入户电梯。132套公寓由353至882平方米不等。价格：从4 000 000美元至15 000 000 美元

Residential beachfront tower in Sunny Isles Beach. One of the world's first condominiums where elevators take residents directly to their private apartments while they are sitting in their cars. 132 units - 3,800 to 9,500 sqft - from \$4 million to over \$15 million.

价格：从4 000 000 美元至 15 000 000 美元
/ Price: \$4 million to over \$15 million

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Pinetree

迈阿密海滩“新艺术”风格别墅

位于迈阿密著名的海水浴场，距离海滩、购物中心和热闹的商业街（林肯街和巴尔港）步行仅需几分钟。别墅近期重新装修，“新艺术”前卫艺术风格。4间卧室，4间浴室，超大300平方米客厅。别墅花园幽静，配有游泳池，别墅整体明亮、通透、视野空旷。

Elegant Miami Beach art deco home, totally remodeled. 4 bedrooms / 4 bathrooms. 3,200 sq ft living area. The property is bright and opens on a quiet backyard with an oversized pool. Only minutes from the Beach and close from two acclaimed shopping malls : Lincoln Road and Bal Harbour.

价格：1 985 000 美元 / Price: \$1,985,000

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洛杉矶 LOS ANGELES



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洛杉矶： 新兴国际枢纽

外国买家和资金的日益增加使“国际化”成为了洛杉矶房地产市场的标志。去年在加利福尼亚州，35%的外国投资人选择在洛杉矶购房，其中36%的买家来自中国。贝弗利山仍然是最受关注的高端房地产市场。

An Emerging International Hub

“International” has become a familiar word in Los Angeles real estate market with an emerging flow of international buyers and investors. Last year in California 35% of the homes purchased by international buyers were in Los Angeles County. 36% of the international buyers were from China. Beverly Hills still remains an exclusive high-end market.



洛杉矶豪华 别墅 Pasadena

7间卧室 - 10间浴室
Exclusive Property
7 bedrooms - 10 bathrooms

价格 / Price: \$19,888,000

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Studio City

洛杉矶“电影城”358平豪华现代别墅 / *Contemporary villa*

洛杉矶著名的斯蒂迪奥城，也被称为“电影城”。该共计3层的豪华别墅为358平方米，由世界著名设计师Haya Nof亲自设计，风格现代奢华。水晶玻璃房的客厅，开放式厨房，配有最先进的烹饪设备，宽敞的饭厅，独立豪华套房。从别墅鸟瞰整个电影城，尽情欣赏独一无二的洛杉矶。

Located in the hills of Studio City, 358 sq. m modern masterpiece with 3 levels. Glass living room, open-plan gourmet kitchen and dining room. Outdoor patio. Quiet master suite. Panoramic view of the hills of Studio City. Fully designed by international designer Haya Nof.

价格 / Price: \$2,120,000

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细说法国置业

BUYING PROPERTIES IN FRANCE

法国是个浪漫的国度，世界公认的第一大旅游目的地，仿佛上帝的宠儿一般拥有着太多得天独厚的优势，自然也就成为了全球可谓最保值、最健康的房地产市场之一，有人比喻法国的房地产就像家喻户晓的法国奢侈品一样，值得拥有！

在欧洲范围内，法国房地产市场的活跃程度仅次于英国，永久产权受宪法保护，市场体系和法律保障体系非常的严谨透明，对于西方国家来说，法国特别是巴黎的房产市场从来都是投资首选，但是对于中国客户来说，还显得有些陌生。

其实来法国置业并非想象中的那么遥不可及，购房程序也并非传说中的那么复杂繁琐。简单来说，可以分成两大部分，一个是以房产经纪为主导的看房及谈判的过程，另一个就是以公证人为主导的购房法律程序。

作为房产经纪人，我们会一直陪同您完成在法国购房的所有程序，甚至可以代为出租管理。在第一时间让您充分了解法国房产市场的方方面面，并提供专业的深入分析，协同我们的长期合作伙伴，如律师、公证人、银行、税务师等，共同保障您在法国的房产投资安全、稳妥、高效。

这里特别介绍一下公证人，在法国的房产交易都要通过公证人来完成最终的法律程序。公证人在法国具有至高的公信力，代表国家保障不动产交易的安全性和合法性，在交易过程中，作为第三方代收交易款，以保证买方的最大利益。公证人的费用大概占房产价值的7%，其中绝大部分费用是上缴国家的交易税费。

买卖双方经过谈判签署了购买意向书，确定购买条件后，就进入了法律程序，一般分为预售合同和产权转让公证合同两个步骤，整个过程大



概需要4-5个月的时间。预售合同规定了所有交易的条款和条件，确定交易主体和付款条件，买方要交付公证人最高10%的预付款；产权转让公证合同是在预售合同的基础上，经过公证人按法律规定的各项审核后确定，买方交付所有款项，签署转让合同的当天，产权交接，买卖程序也就完成了。

当然，每个客户的需求不同，因而在实际操作过程都会有不同，因此可以随时提供“量身定制”解决方案的能力就显得尤为重要了。



France is a romantic country and globally recognized as the first major tourist destination. As if blessed with too many advantages, it also naturally became the world's most protected and healthy real estate market. French real estate is like French luxury – worth having!

In Europe, the market dynamism and attractiveness of the French market for foreign investors rank only after the United Kingdom market. In France, property rights are protected by laws, and the market and legal system are strict and transparent. For buyers from Western countries, the French market, and in particular the Paris market, has always been a suitable destination for investment. However France remains unknown and undiscovered for Chinese clients.

In fact, buying a home in France is not so far-fetched, and the purchasing process is not such a complicated legend. In simple terms, it can be divided into two parts: one is the real estate broker who deals with the negotiation process, and the other is the notary who handles the legal procedures.

As a real estate broker, we will assist you in every way to complete all steps of the purchasing process in France and can even offer property management. First, we will help

you fully understand all aspects of the French real estate market and provide an in-depth professional analysis. We also put you in touch with our long-term partners, such as lawyers, notaries, banks and tax accountants, to ensure your real estate investment in France is safe, secure and efficient.

All real estate transactions in France go through a notary in order to complete the final legal steps. In France, the notary has the highest credibility on behalf of the state to protect the security and legality of real estate transactions. Over the course of the transaction, the notary acts as a third party for payment transactions and ensures that the best interests of the buyer are protected. Notary fees cost about 7% of the property value, and the majority of this expense is destined for the French government as taxes.

Buyers and sellers sign a letter of intent to buy the property, after determining the purchase conditions, and then enter the legal process, which is generally divided into two steps: the preliminary sales agreement and the final deed of sale. The whole process may take 4 to 5 months. The preliminary sales agreement provides for the terms and conditions of the transaction, and the buyer pays a down payment of up to 10%. The final deed of sale is based on the preliminary sales agreement

and drawn up through a notary, as required by law. Once all payments are made, the preliminary sales agreement is signed and the final deed of sale is drawn up, the sale process is completed.

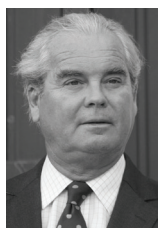
Of course, every client's needs are different, so the actual transaction process will be different for each individual. We are readily available to provide «tailored» solutions.



BARNES投资咨询部

BARNES INVESTMENT BANKERS

BARNES 顶级豪宅销售部
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集团旗下的“投资咨询部”是个较特殊的部门，负责直接或间接与集团“核心业务”相关的其他特殊项目的运作。这些业务扩展到高级酒店、度假村、酒庄的交易，奢侈品企业收并购，及资产管理、税务或综合财务咨询等业务。

近6个月来，我们观察到：

新视野、新机遇

高端房地产市场良好的发展趋势同样在国际商业交易中体现出来。

一个成功的投资者往往对市场持有充分的信心，透过新视角，抓住新的机遇。

投资者通常关注：

- 房产的稀缺性为根本
- 地段的特殊性
- 短期的回报率（少量贷款）
- 具有较强的资金周转能力，以预防发生经济危机

如纽约、伦敦、巴黎、香港等国际大都市始终是投资者的首选，但由于房源紧缺、需求量大，以及过高的房价，不少投资者已把注意力转向新的市场，必然会为未来的房产市场带来新气象。

各种投资者的投资需求会随着外汇汇率波动、本国政治形势和宏观经济发展的变换而不断变化。

因此投资市场毫无疑问的必将越来越国际化，从北美洲到南美洲，从中东到亚洲，越来越多的事件及其蝴蝶效应都将影响房产市场。

毫无疑问，中国客户在这场全球财富投资竞赛中扮演着极其重要的角色。

BARNES 顶级豪宅销售部

“顶级豪宅销售部”作为“投资咨询部”的一部分，同样面向顶级的国际客户群，提供有针对性的全面服务。

中国投资者关注巴黎：

毫无疑问，对于中国投资者而言，如美国、加拿大西海岸、纽约、伦敦及澳大利亚都是他们投资的首选地区，但如今，法国已不仅仅是个“浪漫”的旅游国度，而是具有潜力的投资目的地。

英美投资人回归法国市场：

欧元对美元和英镑的走势，增强了法国包括整个欧洲大陆（意大利，西班牙，葡萄牙）房地产市场的吸引力，使英、美投资者获得更多投资机遇和更好的回报。

高端房产市场的反弹：

新兴市场投资者的参与和世界部分区域的经济复苏带动的资金流动，使高端房产市场回暖。投资者把资金和低息贷款投放在他们认为安全的领域：保值的房产。从中长期来看，高端房产之所以保值，正是有赖于自身具有的经得起任何市场淬炼的根本价值。



THIS SPECIAL DIVISION OF BARNES IS DEDICATED TO SPECIAL BUSINESS OPERATIONS DIRECTLY OR INDIRECTLY LINKED WITH THE “CORE” REAL ESTATE BUSINESS OF THE GROUP. ITS ACTIVITY EXTENDS FROM INTERNATIONAL TRANSACTIONS SUCH AS PREMIUM HOTELS, RESORTS, VINEYARDS AND LUXURY BUSINESS ACQUISITIONS TO ASSET MANAGEMENT, GLOBAL FISCAL ADVISORY OR GENERAL FINANCIAL CONSULTING.

Here are the recent observations from the last six months:

New Frontiers

The invigorated strength observed in the luxury estates business is equally noticed in international business transactions. Investors remain reasonably confident and in the same way they look to new horizons they come from new horizons.

The investors mainly:

- search for scarcity
- pay extreme attention to the uniqueness of the location
- prioritize value given to short term

profitability (due to the low level of borrowed money)

- monitor closely the liquidity in case of an economic downturn

Major cities (New York, London, Paris, Hong-Kong etc.) remain a priority, but due to the scarce supply, strong demand and sometimes exorbitant price points they look now at new areas that the market had neglected over the last years or the offer exciting opportunities.

The profile of investors is also constantly evolving due to the currency swings, political situations and major macro-economics variations. Unsurprisingly it becomes everyday more and more an absolute global market. Many events from North and South America, from the Gulf and from Asia can be highlighted. Needless to underline that the Chinese have become now a major player in this challenging game field.

THIS DEPARTMENT, PART OF BARNES INVESTMENT BANKERS, IS STRICTLY DEDICATED TO THE SUPER PREMIUM SEGMENT OF THE BARNES INTERNATIONAL SCOPE OF OFFERS.

THE CHINESE TAKE HOLD OF PARIS:

Undoubtedly, the American and Canadian West Coast, New York, London or Australia remain among the favourites, but now France is not anymore just a “romantic” tourism destination. It is now on their map of investments.

THE RETURN OF THE ANGLO-AMERICANS IN FRANCE:

The confirmed correction of the Euro against the US Dollar and the UK Pound has made the properties in France in particular but in Continental Europe in general (Italy, Spain, Portugal) definitely attractive and at last much more accessible to Anglo-Americans investors.

THE SPECTACULAR REBOUND OF THE PRESTIGIOUS MARKET:

The conjunction of buyers from new horizons and a reasonable economic upturn in some part of the world has pushed investors in the upmarket segment.

They put up their disposable cash or borrow at low rates in what they consider rightly the safest placement: shrewd real estate, and the upper category has always been, over the long run, continuously consolidating its value.



巴黎7区 / Paris VIIth

巴黎荣军院400平3层景观别墅 / *Invalides prestigious triplex view on Invalides Dome*

独一无二的3层公寓，共400平方米，站在精美露台上，可欣赏路易十四时期建造的宏伟的荣军院及埃菲尔铁塔。公寓包括5间卧室及1间豪华套房，电梯入户，中央空调。

This prestigious 400 sq. m triplex features a terrace and a stunning view of the Dome of the Invalides. Five bedrooms including a master suite are on the 3rd floor. The 4th floor is reserved for the reception rooms and an additional bedroom. Top floor with a terrace offering a magical view of the Dome and the Eiffel Tower. Interior private elevator and air conditioning.

价格 / Price: **B B B B**

+ 33 (0)1 85 34 70 66

exclusiveproperties@barnes-international.com

B 750 000 欧元至 1 300 000 欧元	B B 1 300 000 欧元至 2 300 000 欧元
B B B 2 300 000 欧元至 5 000 000 欧元	B B B B 5 000 000 欧元以上





巴黎16区 / Paris VIth

奥斯曼式复式公寓 / *Haussmannian Duplex Near Iena*

紧邻巴黎时装博物馆，位于奥斯曼风格豪华建筑内，该复式公寓共计475平方米，2间客厅，全配置厨房，5间卧室。宽敞明亮，顶级天然材料装潢，风格豪华现代、舒适温馨。

Located next to the Parisian fashion museum Musée Galliera, 475 sq.m duplex apartment in a Haussmannian-style building. Double reception room, fully equipped kitchen and 5 stylised bedrooms upstairs. Rare and natural materials, beautiful volumes, modern décor and optimum safety. Internal lift from the ground floor to the 5th floor.

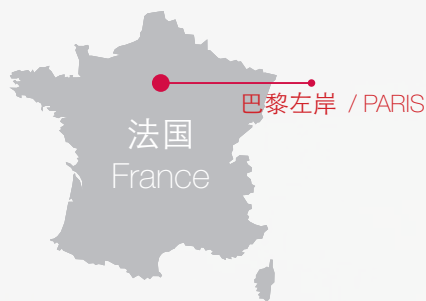
价格 / Price: **B B B B**

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巴黎左岸 PARIS LEFT BANK



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5区、6区和7区: 巴黎置业最佳地段

巴黎6区和7区依然是最受法国和国际投资者青睐的地段, 房产投资的首选。5区和7区平均价为10 000 欧—14 000欧/平方米, 6区平均价为12 000欧—16 000欧/平方米。一些稀缺的高端房产更可卖到25 000欧/平方米。

The Most Prominent Bank of Paris

The 6th and 7th arrondissements remain highly sought after by Parisians and internationals and are excellent investments. The average price is between €10,000 and €14,000 in the 5th and 7th arrondissements and between €12,000 and €16,000 in the 6th arrondissement. For exclusive properties, prices can reach up to €25,000 per sq. m.



巴黎7区 Paris VIIth

巴黎战神广场116平方米复式景观公寓 /
Champ de Mars

位于埃菲尔铁塔的战神广场, 7-8层, 带电梯, 全景
复式公寓, 巴黎美景一览无遗。

Elegant 116 sq.m reception apartment situated
on the 6th/7th floors with elevator.
Unobstructed view.

价格 / Price: 2 850 000 €

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巴黎6区 / Paris 6th

巴黎6区90平方米公寓 / Odéon

公寓位于巴黎最具文艺气息的拉丁区，这个顶层90平公寓拥有巴黎难得的风景，交通方便，生活便利，包括门厅、书房、开放式厨房、饭厅、2间卧室和1间宽敞的浴室。高级装修，含家私。

On the top floor of a luxury building, this 90 sq.m. apartment comprises a corner reception-hall, an office, an open kitchen, a dining-area, 2 bedrooms and a large shower-room. Luxury renovation, fine views over monuments and ideally located. Sold furnished.

价格 / Price: 1 995 000 €

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巴黎5区 / Paris 5th

巴黎5区景区公寓 /
Val de Grace

这个位于顶层7楼的182平方米公寓，拥有宽敞的玄关、客厅、饭厅、宽敞的厨房、3间卧室。客厅和卧室皆带阳台，可欣赏巴黎美景。传统木地板、精美壁炉和传统木雕。

On the 6 th/ top floor of a fine building, 182 sq.m. apartment, composed of a large entrance hall, leading to a corner sitting-room, a dining-room, a large kitchen, three bedrooms and a large walk-in wardrobe. Balconies for most of the living-rooms and the bedrooms. Parquet flooring, moldings, fireplaces. Stunning, unobstructed views onto the Val de Grâce.

价格 / Price: B B B B

联系人: Jérôme LE SIDANER
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j.lesidaner@barnes-international.com

B 750 000 欧元至 1 300 000 欧元
B B 1 300 000 欧元至 2 300 000 欧元
B B B 2 300 000 欧元至 5 000 000 欧元
B B B B 5 000 000 欧元以上



巴黎右岸 PARIS RIGHT BANK



法国
France

巴黎右岸 / PARIS



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巴黎房地产市场恢复稳定

巴黎右岸涵盖了塞纳河的北部和西部的很多区: 16区和17区, 绿树成荫, 随处可见法国上层社会家庭的身影; 8区则是充满繁华的商业气息, 世界最美的香榭丽舍大道横穿而过; 9区和18区是最有艺术味道的地方, 站在蒙马特高地和神圣的圣心教堂旁, 可以尽情的欣赏巴黎的每个角落。

巴黎的魅力是永恒的, 巴黎也是世界上接待最多游客的首都。过去几年来, 巴黎房价保持相对平稳, 并没有受到全球股市或经济危机的影响, 与伦敦房价和美国大部分城市的房价相比, 比巴黎高出了2至3倍, 比如巴黎右岸地区的平均房价约为每平方8000至15 000欧元。

The Market Looks Brighter

The Right Bank of Paris is located to the north and west of the Seine. Bordered by an extensive green area, you can find bourgeois and family neighborhoods (16th and 17th arrondissements), luxury business districts (8th arrondissement) crossed by the most beautiful avenue in the world, the Champs Elysées, as well as more artistic areas (9th and 18th arrondissements) such as Montmartre, famous worldwide for its basilica overlooking Paris, the Sacré Cœur.

The Charm of Paris is eternal, and it is the most visited capital in the world. Prices have been relatively stable over the past years and have not suffered as much as others from the ups and downs of the stock market or the economic crisis. They are even significantly lower (2 to 3 times) than prices in London or New York – from €8,000 to €15,000 per sq. m on the Right Bank.



Paris IXth

巴黎9区奥斯曼风格宽敞豪华公寓 /
Square Montholon

公寓位于一栋典型奥斯曼大楼内，带电梯和管家，环境安静，巴黎9区有许多法国贵族的家族邸宅，传统复古。客厅和饭厅连通，厨房带小饭厅，3间卧室，1间浴室，高天花板更体现出公寓的高档与贵族气质。

In a fine bourgeois building with an elevator and a concierge, composed of a sitting-room, a dining-room, three bedrooms, a walk-in wardrobe, a fine kitchen with a dining-area, a bathroom and a shower-room. Fine volumes, calm, lots of light.

价格 / Price: 1 575 000 €

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Paris XVIth

巴黎“富人区”埃菲尔铁塔景观豪宅 /
Président Wilson

房产位于巴黎16区著名的威尔逊总统大街上，经典奥斯曼大楼风格，7楼，带电梯和安全设备。复式豪宅具有前卫艺术风格，近期经过设计师重新设计和装修，宽敞明亮。豪华套房带浴室和水疗室，2间大卧室。埃菲尔铁塔触手可及，巴黎美景尽收眼底。

On the sixth floor of a beautiful Haussman-type building, this exceptional apartment offers a unique view onto the Eiffel Tower. Completely rehabilitated by an architect, this modern apartment is composed of a parents'en-suite apartment with hammam and bathroom, 2 more bedrooms. High quality amenities, air-conditioning.

价格 / Price: 4 800 000 €

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c.felisa@barnes-international.com





Paris XVIIth

17区蒙索公园241平方米高级公寓 / *Parc Monceau*

公寓位于豪华建筑内，241平方米，由知名设计师量身设计。宽敞的玄关和客厅，开放式厨房，3间卧房（皆带浴室）。采用高端建材：竹制地板、精美壁炉、环保保温墙、三层隔音玻璃窗，及各种现代设备：天花供暖、中央空调、酒窖。

In a luxury building, 241 sq.m apartment completely rehabilitated by an architect. Entrance hall, large dining-room, open fitted kitchen, three bedrooms with a bathroom each. Luxury amenities with herringbone bamboo parquet flooring, fireplace, insulated walls, triple glazing, heating ceiling, and free cooling. Wine cellar

价格 / Price: 3 710 000 €

联系人: Philippe JOFRE

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p.joffre@barnes-international.com





Paris XIth

11区圣马丁运河豪华奥斯曼公寓 /
Close to the Canal Saint-Martin

典型奥斯曼式豪华公寓，经设计师全新装修，家具精美，客厅和开放式厨房采光良好，高大精美的吊顶天花更显贵族风范。公寓包括玄关、34平方米的宽敞客厅、设备齐全的厨房，卧室及浴室，中央空调。

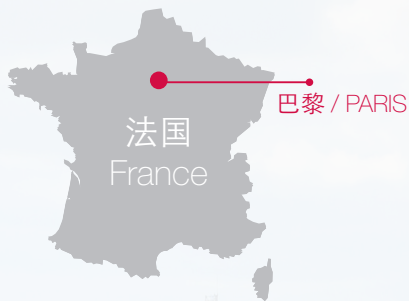
Hausmannian apartment renovated by an architect in a loft style. Air conditioning, high-quality features, high ceilings and gorgeous moldings. Entrance, 34 sq. m living room with parquet flooring, large fitted and equipped kitchen and a bedroom with bathroom.

价格 / Price: 1 210 000 €

联系人 : Julie GRAF
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房产租赁业务部 RENTALS PARIS



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作为法国高端房产经纪公司，我们同样为客户提供房产管理及租赁服务，在巴黎黄金地段拥有4间办公室。房源丰富，从单身公寓到别墅，带家具或空置出租。房产托管方面更有专业团队管理。

BARNES also provides an efficient RENTAL service. Four agencies in strategic locations around Paris are available to present you with properties ranging from studio apartments to mansions, both furnished and unfurnished.





Paris IV^e

巴黎圣母院高级公寓 / *Notre Dame - Ile de la Cité*

位于著名的西岱岛上，紧邻巴黎圣母院，该212平方米的公寓位于7层（带电梯），宽敞明亮，装修典雅，玄关、客厅、阳台、小客厅、饭厅、厨房及3间配有独立浴室的卧室，景观别致。

On the 6th floor, in a building with an elevator, furnished 212 sq.m. apartment comprising an entrance hall, a sitting-room with a balcony, a family room, a dining-room, a fitted kitchen, 3 bedrooms with a bathroom each. Exceptional views on the monuments of Paris.

月租：8 000 欧元（不含水电费及管理费）8 635 欧元（含全部费用）
Rent: 8 000 € charges not included, 8 635 € including the charges.

联系人：+33 (0)1 40 73 89 50
renaissance@barnes-international.com

Quai Anatole France

奥赛博物馆公寓出租 塞纳河观景房 / *View of the Seine*

紧邻塞纳河及奥赛博物馆，位于高端建筑内，公寓配有中央空调及高级警报设备。宽敞的客厅和开放式厨房、书房、2间卧室、2间浴室，挑高宽敞。塞纳河美景一览无遗。

In a luxury bourgeois building, apartment with high ceilings, spacious proportions and high-quality features. Large reception room, office, a gorgeous kitchen with dining space and two bedrooms with bathrooms. Air conditioning and alarm system.

月租：9 900 欧元（含全部费用）
Rent: 9 900 € charges included.

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Paris VIII^e

8区“金三角”-亨利五世大道豪华公寓

Golden Triangle - Avenue Georges V

该80平方米的公寓位于高级大楼的5层。包括玄关、宽大的客厅、阳台、2间卧室及浴室，环境安静舒适。“金三角”是巴黎最昂贵的地段之一，这套公寓可谓独一无二。

On the fourth floor of a secured building with a concierge, furnished 80 sq.m. apartment, comprising an entrance, a large living-room giving out onto a balcony, two bedrooms and a large shower-room. Very attractive address. Luxury amenities. Air-conditioning

月租：5500 欧元（含全部费用） / Rent: 5 500 € charges included.

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巴斯克海岸 BASQUE COAST



巴斯克海岸 /
BASQUE COAST



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巴斯克海岸：置身海洋和山脉之间

法国南部与西班牙接壤的巴斯克海岸以其独特的风光、多样的休闲方式而闻名：高尔夫、冲浪、登山、温泉、或者到西班牙爬山郊游等等，不胜枚举。著名的旅游度假胜地比亚里茨、圣让德吕兹地区、安吉特奇伯塔地区，以及法国最美的小镇比达尔和盖塔里，都是最受欢迎的地方。可以尽情欣赏怡人风光的房产，加上当前的价格优势，吸引了大批高端海外买家。

Between the Ocean and the Mountains

The Basque coast is popular for its lifestyle, offering golfing, surfing, hiking, spas and outings in Spain. Biarritz, Saint-Jean-de-Luz, Anglet Chiberta, and the villages of Bidart and Guéthary are highly sought after. Beautiful properties in the quiet countryside also appeal to some, and prices in the current market are attracting buyers.



比亚里茨 Biarritz

260平方米高级公寓
260 sq.m luxury apartment

价格 / Price: 2 975 000 €

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波城 / Pau

法国西南部波城古典英式城堡 /
A few minutes from Pau

城堡占地面积193公顷，整体为经典英式建筑风格，彩色玻璃窗，木画板墙。城堡共有14间卧室，宽敞明亮，此外城堡还包括管家别墅、门卫室、马厩、谷仓、农场和水库等附属建筑。占地包括129公顷的农耕地及60公顷的森林。可欣赏四周壮观的比利牛斯山脉的美景。紧邻著名驯马场。

Rare 479-acre (193 hectares) estate featuring an Anglo-Norman castle and outbuildings. Spacious proportions, stained-glass windows and wood paneling. Fourteen bedrooms, caretaker's quarters, manager's house, stables with 16 stalls, barn, dovecot, former farmhouse and sheds. 321 acres (129 hectares) of farmland and 158 acres of woods. Exceptional view of the Pyrenees. Close to the horse racing track.

价格 / Price: 6 500 000 €

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比亚里茨 / Biarritz

比亚里茨1500平方米城堡 /
10 minutes from Biarritz

城堡建于1900年，共1500平方米，俯瞰占地7公顷的高尔夫球场。城堡被列入国家保护建筑名单。城堡整体宽敞气派，随处便是古董家具及珍贵的手工地毯。此外还有马厩、网球场等多个附属建筑，可作为酒店经营。

1,500 sq. m castle built in 1900 on a plot of land of over 17 acres with a view of the golf course. Beautiful historic home featuring gorgeous reception rooms and Gobelins tapestries. Outbuildings including old stables and a caretaker's house. Tennis court. Listed as a historic monument. Some updating needed. Perfect as a hotel.

价格 / Price: 13 500 000 €

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里昂 LYON



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里昂市场一派兴旺

里昂市内平均房价长期保持在3300欧元/平方米的水平, 从去年至今年总成交额增长了12%。里昂的黄金地段2区和6区最受买家关注, 均价因此被拉至5000欧元/平方米。

A Thriving Activity

Although average prices have remained stable at over €3,300/sq. m, transactions have shown a 12% increase compared to last year. The highly sought-after 2nd and 6th arrondissements enjoy a prime location, which pushes average prices above €5,000/sq. m.





Lyon

酒庄 - 距离里昂50分钟 / *Vineyard located at 50 min from Lyon*

酒庄的居住面积500平方米，客厅朝南，近期将装修改造。酿酒室180平方米，朝向9公顷的葡萄园，专产AOC等级为博若莱 (Beaujolais Village) 的红酒。12公顷的硕大草坪和森林环绕酒庄及其附属建筑，自然风光静谧舒适。

This property offers a 500 sq.m mansion to be renovated with reception area facing south. Vaults and vatting of 180 sq.m surrounded by 9 ha of vines AOC Beaujolais Village. Outbuildings, shed and a hamlet of several houses to be renovated surrounded by 12 ha of meadows and woods. Beautiful vineyard environment in the calm, with a magnificent view.

价格 / Price: 1 490 000 €

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普罗旺斯 AIX-EN-PROVENCE



法国
France

普罗旺斯 /
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极具吸引力的普罗旺斯房地产市场

著名的南法普罗旺斯大区 and 地中海沿岸，从来都是具有吸引力的房产市场，从独特的别墅到大型邸宅皆有投资升值的空间。调整期的价格加上目前市场上房源类型的多样性，更加大了该地区的吸引力。

An Attractive Market

The Aix-en-Provence region and the Mediterranean coast offer a very attractive property market ranging from houses with character to contemporary villas. Prices have adjusted downward since and supply is currently rich and varied.

卡尔屈埃拉纳小镇 Carqueiranne

普罗旺斯360平方米海景豪宅
Beautiful waterfront, 360 sq.m
property on the Var coast.

价格 / Price: **B B B B**

联系人: Fabienne AMITRANO
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B 750 000 欧元至 1 300 000 欧元	B B 1 300 000 欧元至 2 300 000 欧元
B B B 2 300 000 欧元至 5 000 000 欧元	B B B B 5 000 000 欧元以上



普罗旺斯 / Aix-en-Provence

这座18世纪的别墅占地1万多平方米，居住面积400平方米，其中客厅80平方多米，包括主卧在内共6间卧室。由著名设计师量身打造，用料讲究，并附带泳池和车库。

18th century bastide, set in 2.5 acres of grounds. 400 sq.m living space including 80 sq.m reception with fireplace, 6 bedrooms including one suite with study. High quality restoration, carried out by reputed architect. Pool. Garages.

价格 / Price: 2 995 000 €

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卡西斯小镇 / Cassis

这栋230平方米的现代风格的别墅位于卡西斯小镇的山丘中，朝向美丽的卡西斯海湾，迷人的海景。别墅设3间卧室、书房、健身房、客厅明亮宽敞；配泳池、一套70平的独立公寓带2间卧室，车库。

Stunning property offering a panoramic view of the bay of Cassis. The 230 sq.m. main house features vast reception rooms, 3 bedrooms, office, fitness room. 70 sq.m guest house with 2 bedrooms. Overflow pool.

价格 / Price: 3 980 000 €

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圣特罗佩 SAINT-TROPEZ



法国
France

圣特罗佩 /
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圣特罗佩房价再度 上涨

圣特罗佩市内黄金地段的公寓价格回升到1万欧元/平方米，而别墅则高达3万欧元/平方米，部分罕见的豪华房产增值幅度更大。同时，租赁市场保持稳定。

Prices are Rising Again

In the dynamic and prestigious St. Tropez, prices are back up to €10,000 per sq. m for an apartment, €30,000 per sq. m for a villa and sometimes even higher for exclusive properties. The seasonal rental market remains steady.



海景别墅 / Saint-Tropez - Salins

这座450平方米的海景别墅占地4269平方米，现代风格，尽情欣赏美丽海景。

Built on a 4,269 sq. m plot of land, this modern 450 sq. m property offers a breathtaking view of the sea.

价格 / Price: **B B B B**

联系人: Filippo SPERANZA PATRIGNANI
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B 750 000 欧元至
1 300 000 欧元

B B 1 300 000 欧元至
2 300 000 欧元

B B B 2 300 000 欧元至
5 000 000 欧元

B B B B 5 000 000 欧元以上



Port Grimaud

法国“维纳斯水城” Grimaud港湾中心海景3层别墅 带私家游艇停船位 / *3-level House with Unobstructed View Over Canals*

99平方米的别墅位于Grimaud港湾中心。99平方米的别墅分3层，门厅30平方米，4间卧室，3间浴室。带高级水疗浴缸，15平方米的阳台，蔚蓝海岸运河全景，以及停泊着一眼看不到头的私家游艇，尽收眼底。带停车位和停船位（可停泊长11米X宽5米2的较大船只）。

99 sq. m house at the heart of Port Grimaud, on 3 levels, large entrance of 30 sq. m, 4 bedrooms and 3 bathrooms. SPA, covered terrace of 15 sq. m with panoramic view over the canals. Parking, wide boat mooring: 11m length x 5m20 width.

价格 / Price: 1 300 000 €

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Saint-Tropez

德里斯广场650平豪华别墅 /
Bastide des Oliviers

别墅总占地5000平方米，居住面积650平方米，步行3分钟可到达圣特罗佩著名的海滩。2间客厅，7间卧室和7间浴室；家庭影院和健身房；无边泳池，网球场及附属独立屋。

This 650 sq. m property located on a 5,000 sq. m plot of land is 3 minutes from the Place des Lices and beaches. It features a double reception room, 7 bedrooms and 7 bathrooms. Cinema room and fitness room. Infinity pool, tennis court and caretaker's lodge.

价格 / Price: 7 700 000 €

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戛纳 CANNES



戛纳 /
CANNES



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地中海璀璨闪亮的 戛纳

戛纳的繁华世界闻名，是长线投资的热门地区。戛纳市内黄金地段的“十字大道”最受买家青睐，平均每平方米15000至50000欧元；加利福尼亚小区和市中心的价格为10000到12000欧元/平方米。

The Unconquerable Croisette

As an elegant and dynamic world-famous city, Cannes remains a strong investment location in the long run. Prices on la Croisette range between €15,000 and €50,000 per sq. m, while the Californie area and city center vary from €10,000 to €12,000 per sq. m.



戛纳 Cannes

戛纳 - 短期租赁 /
Seasonnal rental

可容纳8人入住
Capacity 8 persons

价格：请向我们咨询 / Price: on request

联系人：Sophie KHAN
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戛纳 / Super Cannes

480平方米海景豪华邸宅 / Villa

这座480平方米的海景别墅设计独特，装潢考究，精致豪华。4间套房皆面朝大海。带健身房、水疗室、游泳池。

Wonderful property with panoramic sea view. This modern house of 480 sq.m, was built with high quality materials, and extreme refinement. 4 bedrooms ensuite with sea view, embellished with various relaxation spaces and a swimming-pool with overflow.

价格 / Price: B B B B

联系人 : Dominique NAUDÈS
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d.naudes@barnes-international.com

B	750 000 欧元至 1 300 000 欧元	B B	1 300 000 欧元至 2 300 000 欧元
B B B	2 300 000 欧元至 5 000 000 欧元	B B B B	5 000 000 欧元以上

戛纳 / Cannes

戛纳“十字大道” 顶层公寓 / Croisette

该160平方米的顶层公寓位于戛纳最著名的“十字大道”，也就是戛纳影展的主办地。公寓配有私人电梯及泳池。视野开阔，极品设计，3间套房，开放式厨房朝向与客厅和餐厅。

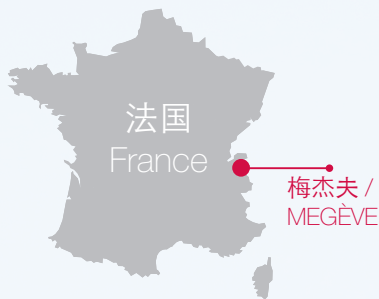
Penthouse on la Croisette with a 160 sq. m terrace on the roof, access with private elevator and private swimming-pool. This apartment offers luxury fittings, 3 en-suite bedrooms, a fully equipped kitchen opening onto the living-room and dining-room.

价格 / Price: 8 500 000 €

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梅杰夫 MEGÈVE



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梅杰夫: 大自然的骄傲

梅杰夫销售部向您推荐一系列法国阿尔卑斯山别具一格的雪山木屋别墅。最受国际买家青睐的房产基本包括以下特征: 面积300-500平方米、5间卧室, 并有宽敞的客厅。此外还需要配有高端设施设备, 如室内泳池、水疗馆、桑拿房、健身房、家庭影院等。

Lake and Mountain Spirit

Megève proudly showcases its traditional chalets. The most highly sought-after ones are those between 300 and 500 sq. m with five bedrooms, a huge living room, indoor pool, spa, Jacuzzi, steam room, fitness room, home cinema, etc.





梅杰夫 / Megève

“勃朗峰”全景度假别墅 /
Facing the Mont-Blanc - farmhouse

别墅建于18世纪，占地25 000平方米，尽情欣赏勃朗峰和周围群峰的神采，冬季积雪，夏不融化，白雪皑皑，美不胜收。别墅拥有宽敞的客厅，3套卧室，1套员工独立公寓。配有泳池、桑拿房和健身房等。

Located on a 25,000 sq. m plot of land, this 18th-century farmhouse offers a 360° view of Mont Blanc and the surrounding mountains. Fully renovated with vast reception rooms, 3 en-suite bedrooms and an apartment for staff. Relaxation area with a swimming pool, sauna and fitness room.

价格 / Price: **B B B B**

联系人：David PRETOT
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B 750 000 欧元至
1 300 000 欧元

B B 1 300 000 欧元至
2 300 000 欧元

B B B 2 300 000 欧元至
5 000 000 欧元

B B B B 5 000 000 欧元以上

梅杰夫 / Megève

滑雪胜地“梅杰夫”高级雪山木屋 / *Luxury chalet*

别墅位于美丽的滑雪胜地阿尔利谷，环境安静，天然木材的粗犷朴实与现代家具的简洁完美结合。别墅客厅宽敞，6间卧室、家庭影院、健身房、水疗馆和泳池。室内设计用材考究，高档奢华，现代化设备齐全，方便舒适。

Located in a quiet area with an unobstructed view of Val d'Arly, this luxury chalet blends charm and modernity. Beautiful reception rooms, 6 bedrooms, home cinema, fitness room, Jacuzzi and swimming pool. This chalet offers luxury finishes, high quality materials and cutting-edge technology.

价格 / Price: **B B B B**

联系人：David PRETOT
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B 750 000 欧元至
1 300 000 欧元

B B 1 300 000 欧元至
2 300 000 欧元

B B B 2 300 000 欧元至
5 000 000 欧元

B B B B 5 000 000 欧元以上





Combloux

孔布卢小镇“勃朗峰”雪景别墅 /
Chalet facing the Mont-Blanc

木屋周边交通方便，屋内可直接欣赏到“勃朗峰”雪景，风景如画，美不胜收。别墅拥有4套卧室，60平方米的宽大客厅，装饰着豪华精美的壁炉，高端大气。配有车库。

This charming chalet is ideally located and offers a breathtaking view of Mont Blanc. It has 4 en-suite bedrooms and a spacious 60 sq. m living room arranged around a central fireplace. Elegance and modernity. Garage.

价格 / Price: 1 870 000 €

联系人 : Cécile BALLALOUD
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Chamonix

霞穆尼豪华雪山豪宅 /
Prestigious chalet

木屋豪宅位于著名的滑雪胜地—霞穆尼，面朝勃朗峰，终年不化的雪景尽收眼底。别墅宽敞大气，坐在客厅或餐厅，便可此欣赏一望无尽的雪景。宽大明亮的厨房、家庭影院、书房及5间套房、健身房、桑拿房及室外Jacuzzi。共计1 673平方米。

This chalet, facing the Mont-Blanc, has a beautiful living area with spacious living and dining, a spacious and bright kitchen, a TV lounge and a large office and 5 suite bedrooms. Gym, sauna and an outside Jacuzzi. 1 673 sq.m plot.

价格 / Price: 3 280 000 €

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Le Bettex Les Communailles

滑雪度假胜地Le Bettex木屋邸宅 /
Chalet facing the Mont-Blanc

这栋奢华木屋邸宅面朝勃朗峰，可欣赏无与伦比的壮观雪景。客厅采光极好，带精美壁炉。露天花园宽敞，5间豪华套房，另配有游泳池及桑拿房。

Exclusive chalet overlooking the Mont-Blanc. Ski-in possible. Gorgeous living room with natural light and a fireplace, large terrace and 5 en-suite bedrooms. Relaxation area with a swimming pool and sauna/steam room.

价格 / Price: 3 150 000 €

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Saint-Nicolas-de-Veroce

霞穆尼峰壮观雪景木屋 / *Chalet with view of the Mont-Blanc*

木屋设计匠心独具，将现代设计与经典山庄别墅完美融合，可观赏到连绵起伏的霞穆尼群峰，及其变换无穷的雪景。宽敞的客厅，配有壁炉和宽敞的观景阳台。开放式厨房、4间卧室、3间浴室。滑雪装备储藏间，洗衣室，车库。共计985平方米。

Gorgeous authentic chalet blending mountain and contemporary architecture, offering a breathtaking view of the Mont Blanc massif. Vast living room with a fireplace and large terrace, open-plan kitchen. Four bedrooms and 3 bathrooms. Ski room, laundry room and garage. 985 sq. m landscaped plot of land.

价格 / Price: 1 300 000 €

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法国城堡 CASTLES & PROPERTIES



Bertrand COUTURIE
城堡销售部主管
Director BARNES
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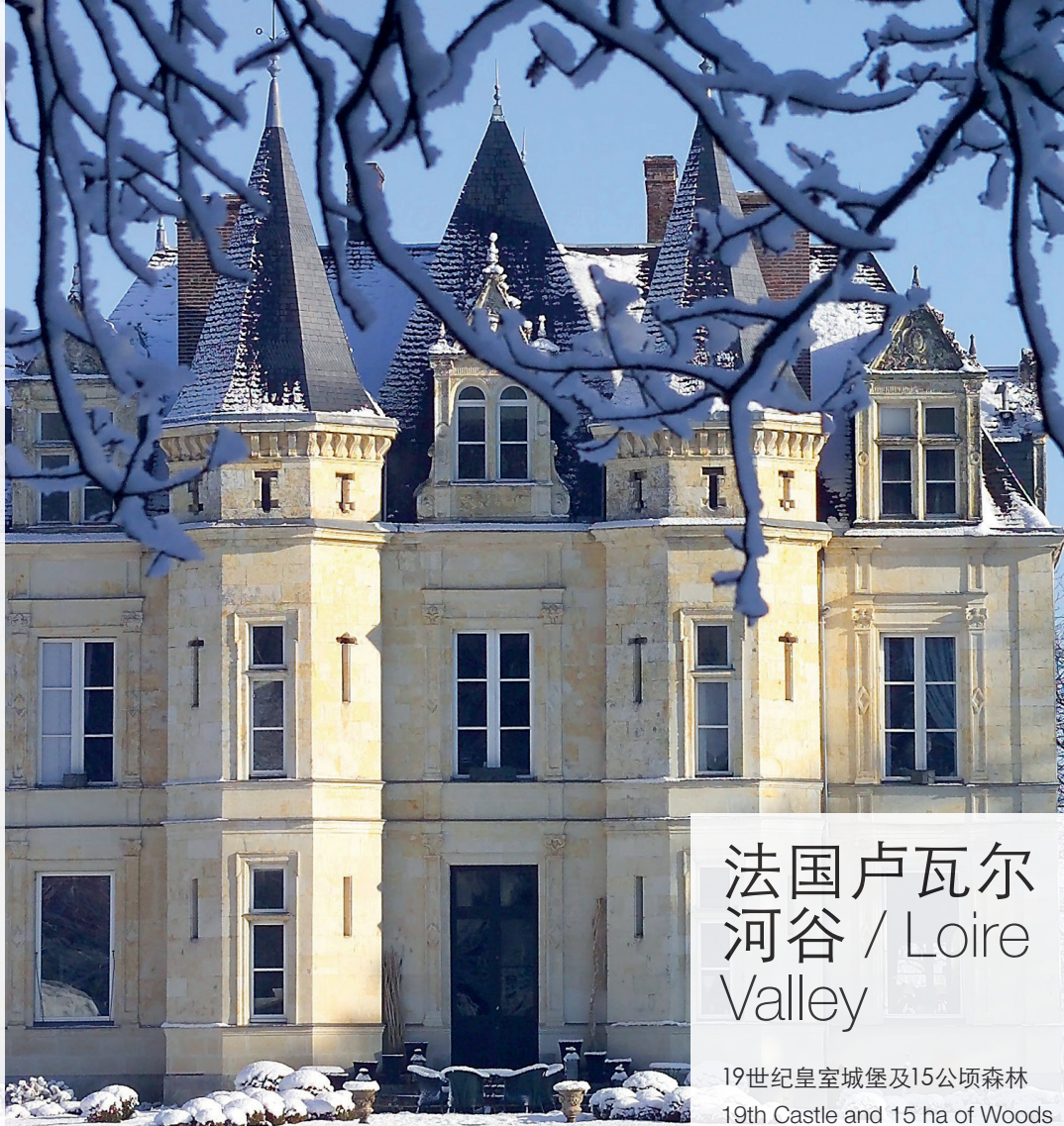
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法国城堡： 独一无二的奢侈品

越来越多客户已经不满足于花都巴黎，他们把目光转移到历史悠久的法国城堡，以城堡为依托配有酒店、高尔夫、马球、狩猎、赛车等高级娱乐项目，使您的房产投资更加多样化，也更加有趣。

Castle Way of Life

Chinese buyers discover French castles : a castle purchased in a beautiful region (Loire Valley, Brittany, Normandy, Provence...) can be used to develop a hotel and tourist business, as well as leisure activities relating to "castle life": golf, polo, hunting, car racing, etc.



法国卢瓦尔 河谷 / Loire Valley

19世纪皇室城堡及15公顷森林
19th Castle and 15 ha of Woods

价格 / Price : 2 700 000 €

联系人 : Bertrand LHOMME
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勃艮第 / Burgundy

285公顷马场和城堡 / *Exceptional stud farm and castle*

该马场及城堡位于著名的红酒产地勃艮第的中心，距巴黎250公里，2个半小时的车程。马场占地285公顷，饲养的优良马种善于障碍比赛。整个房产包括一个城堡、一个马术场、骑马场、众多马厩，及训马和养马设施。多匹纯种马也同时出售。

Stud farm for show jumping, 285 ha, located 250 km away from Paris, in the heart of Burgundy and its vineyards. Beautiful castle, but also every equestrian equipments (manege, schooling yard, stables...). Also for sale (but separately), pure bred horses.

价格 / Price : 5 000 000 €

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朗格多克-鲁西永 / Languedoc-Roussillon

法国南部330公顷猎场与山顶别墅 / *330 Hectares Sporting Estate*

猎场占地300多公顷，全部有围墙包围，安全隐蔽，天然条件优越，可常年狩猎，猎物丰富，主要包括：野鹿、马鹿、盘羊、野猪和羚羊，可自然繁殖野生动物。别墅位于山顶，现代设计，包括10间套房和客房，可欣赏法国南部壮观风景。

Property of more than 300 hectares, totally enclosed, allowing hunting all year long. Various and numerous game, from different species (deer, buck, mouflon, wild boar,...) Mountainous territory above a large river. Luxurious house offering 10 suites and bedrooms. Services quarters. Exceptional panoramic view on Les Cevennes mountains.

价格 / Price : 14 000 000 €

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