



factsheet

Working with you to ensure good health for your property in France!

## Buying a Property in France

You've found the property you wish to buy, so what happens next? Below are the general steps that you need to follow to secure the house. Some will be familiar as they are very much the same as in the UK, but others will be considerably different, due to the legal process in France. It is worth remembering that in France, it is usually the *buyer* who pays all the fees - estate agency, legal, land registry, etc. This can amount to as much as an additional 15 - 20 % on top of the purchase price, so do take account of this in your financial arrangements.

### Making an Offer:

Irrespective of whether you have found the property through an estate agent, house hunter, Notaire, or simply through direct contact with the owner via the **internet** the next stage is to make an offer. It is normal for an interested buyer to offer a lower sum than the asking price, and every pound or euro saved will be to your benefit. Some prices shown as the asking price include some of the fees (for example, if you are buying through an estate agent, the fees for agency commission are often included in the price. This is known as 'frais d'agence inclus' or "FAI" in short)

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