



CONTACT US >

If there are any areas you require further guidance on please feel free to contact us on:

T. +44 (0) 1707 376255

E. info@mifrance.co.uk

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HELP AND ADVICE

SERVICES BROCHURE

At Maison Individuelle we have been helping UK buyers for over 25 years; we support our clients throughout the purchase process, both directly and via a network of trusted and highly recommended

STAGE 1: AN INITIAL ENQUIRY:

Having considered the range of properties on our website we appreciate you may want some expert input . and the best way of doing this is to have a one-to-one conversation with someone who really knows the areas and the properties. Maison Individuelle offers free no obligation telephone and email consultations to anyone interested in investing in property in the French Alps or on the Cote d'Azur. Call us on 01707 376255, email to info@mifrance.co.uk or via the individual property contact us tabs for an informal chat and general advice.

STAGE 2: A SPECIFIC PROPERTY ENQUIRY:

Once you have decided on a specific area and given us your minimum requirements we will identify properties for you, whether from our website or from one of our many partner agencies immobiliers. We will outline all the costs involved with your potential purchase (including after ownership) and through our trusted and extensive network of recommended French mortgage providers we can help you to secure a competitive loan if you need one.

STAGE 3: INSPECTION VISIT:

Maison Individuelle can plan your viewing trip and ensure that you are shown each property by one of our partners, who will be able to answer questions about the property and the surrounding areas.

STAGE 4: AGREEMENT TO BUY (COMPROMIS DE VENTE)

If you then make an offer which is accepted by the vendor, the initial contract will be drafted and prepared for signature in France, either by the agence immobilier or by the notary. You will also be given copies of survey reports and energy performance certificates etc. It is unusual in France for a sale to be subject to survey and so compulsory surveys must be carried out and the results made known to you before you sign the initial contract. You will need to pay a 10% deposit to the notary, who will hold the money in a dedicated escrow account. The vendor will countersign the documents and return one copy to you - and once you have received the countersigned document you will have a 7 day period during which you are able to withdraw from the sale for any reason and be entitled to a full refund of your deposit. Once you have signed the initial contract you will need to arrange a mortgage if necessary within a few weeks and confirm the details to the notary.

STAGE 5: COMPLETION OF THE SALE (ACTE DE VENTE)

Once the contract has been signed by both parties the paperwork is sent to the notary who prepares the final sale agreement (the acte de vente). When the searches are complete and the notary is ready to complete the sale, you will be given the choice of either travelling to France to sign the document in person at the notary's office or to complete a ~~procurat~~ ~~ion~~ giving limited power of attorney for the sales deeds to be signed on your behalf. You will need to ensure that the funds have been received by the notary for the balance of the sale price, together with any taxes and fees due, before the sale can be completed and the notary releases these funds to the vendor. The sale is then concluded and the notary will release the keys to your new property.