

YOUR FRENCH PROPERTY PLAYBOOK

7 Costly Mistakes to Avoid When **Buying** a Home in France.



Dennelle Taylor Nizoux



Bonjour, I'm Dennelle

So you've decided to follow your dream and buy a home in France. Congratulations, I'm so excited for you!

If you've already begun your search, you may have started to notice that things work a little differently in France when it comes to real estate. From the property listings, to building surveys, and all the way through the entire process to closing, things are different.

Over the past 10 years, we've been helping English-speakers live out their French dream. We provide correct information and tailored, hands-on support so you can settle into your new lifestyle quickly and smoothly. As licensed and bilingual real estate agents, we can also help you avoid **costly mistakes when venturing into the French property maze.**



Dennelle Taylor Nizoux
President & Founder Renestance

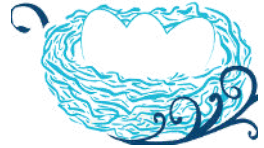
The Renestance team and I have put together this simple checklist of the seven costly mistakes that we see buyers make most often.

We want you to avoid an administrative and financial nightmare, and instead get the keys to that little corner of France you've been dreaming of.

We hope you find it useful.

Dennelle

7 Costly Mistakes to Avoid When Buying a Home in France.



ONE

Ignoring the Whole Picture

Focusing solely on the property price can lead to unexpected expenses.

- Learn about total closing costs and future running costs upfront to avoid surprises.
- Navigate currency transfers smartly for the best exchange rates.
- Secure French mortgages with the lowest interest rates and ensure your house insurance provides the right coverage.
- Set up the purchase strategically to fit in with your succession plan.



TWO

Putting Trust in the Wrong Hands

Relying on unverified professionals can spell disaster.

- Connect with licensed, trusted, and English-speaking experts like RE agents, financial advisors, building surveyors, notaires, property managers, and builders to avoid costly confusion and reduce financial vulnerability.



THREE

Falling into a Money Pit

Expose potential hazards and hidden costs.

- Review building diagnostics meticulously to uncover risks such as flooding, asbestos, termites, electrical anomalies, septic tank issues, etc.
- Request a building survey to assess the state of crucial elements like the boiler, plumbing, roof, and walls.
- Research municipal plans to safeguard the value of your investment into the future.





FOUR

“Winging It” for the Offer

Without thorough research, you risk overpaying for your property.

- Analyze recent sales data of similar properties
- Understand the seller's position and the French offer process to boost the chances of your best offer being accepted.

FIVE

Skipping the Details

Failure to scrutinize legal documents can lead to financial pitfalls.

- Ensure you understand your rights and obligations in all documents related to the Copropriété/Homeowners' Assoc., the Compromis de Vente/pre-contract, loan agreements, and insurance policies for hidden issues that could affect your investment.



SIX

Getting Lost in Translation

Misunderstanding French listings, diagnostics, and contracts can be costly.

- Make sure all documents are accurately paraphrased and explained in English.
- Work with bilingual professionals whenever possible for live interpretation during visits and signings and quick answers to all your questions.



SEVEN

Wasting Time

Inefficient communication and lack of follow-up can delay or even derail your purchase.

- Have one central point of contact for the property search, if possible.
- Stay proactive throughout your property purchase with timely follow-ups and efficient scheduling, saving both time and money.



How we help our clients **get the keys to their little corner of France.**



We all know how important accurate and timely information is in today's world. While we can find out about anything in a blink, **getting the exact information you need for your situation isn't always easy.** And how can you be certain that your web search has the most up-to-date and reliable information?

We're here to help!

Keep an eye on your inbox in the coming days. We'll be sending you even more valuable tips to help you avoid an administrative and financial nightmare when realizing your French lifestyle dream.

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