

FrenchEntrée.com
Property Finders



Let our [professional property finders](#) help you buy your dream French property



The easy new way to buy in France

Following the lead of the United States and other countries, more and more people now trust their property search to the services of a buyer's agent.

▶ The best discount

A buyer's agent is an independent property finder who works entirely in your interests, seeking out the perfect property, saving you valuable time, negotiating the best discount and helping you conclude the deal. Buying abroad is a major financial step. The procedures and laws are very different and the language barrier can often be a stumbling block. That is why a buyer's agent delivers significant benefits. They are your representative on the ground and an honest advisor throughout the process.

▶ Local knowledge

The FrenchEntrée Property Finder network was set up to meet the needs of buyers wanting dedicated assistance when buying in France.

Our professional buyer's agents have in-depth knowledge of France and of the French property market. They know what the current prices are doing and where to sniff out the ideal property that meets your needs. As FrenchEntrée Property Finders, they work to a strict code of conduct and benefit from the back-up and resources of Horizon New Media, which includes FrenchEntrée.com, French Magazine and TotalFrance.

▶ The best properties

From pied-a-terre apartments to unrestored barns and plots of land, to luxury villas and chateaux, we have access to the best properties. Our independence means we source a much wider range of properties, not just via the better-known agents but also from private vendors, small local French estate agents and notaires.

▶ Independence is critical

Unlike agents and so-called free property finders our buyer's agents are genuinely independent, taking no commission from vendors or agents. This means we have only your interests at heart and are not swayed by financial incentives, thus increasing your chances of savings.



"We cover the whole of France"



Use an independent buyer's agent to find your perfect French property

A property finder, or buyer's agent, can offer many valuable benefits:

- ▶ A dedicated professional working in your interests
- ▶ Saves you the time, expense and frustration of repeated visits
- ▶ Ensures you have access to properties from private vendors plus all the agents' listings
- ▶ Has detailed market knowledge to negotiate big savings
- ▶ Has a very useful understanding of France and the French ways
- ▶ Helps you right through the buying process including mortgage funding and currency exchange
- ▶ Offers independent and impartial advice and has valuable local contacts



Properties acquired for clients



How does the service work?

▶ Hiring a buyer's agent is a simple and easy process.

First, we discuss your requirements and budget to make sure they are realistic and something we feel we can make work for you. Once we know what you are looking for and consider there to be a good chance of finding it, we start the search.

At this stage we send you a Mandate to sign which explains what we do and confirms the search brief. We ask for a Deposit at this point which is refundable from our Search Fee (see Fees below) when we find you a property that you want to buy.

We now start to scour the local market for suitable properties, draw-up a detailed short-list and arrange viewings for you to see them. When you are ready to visit, we accompany you to the viewings, give you our honest advice and answer your questions about the properties. We liaise with the vendors or agents on your behalf and are on hand to translate.

Finally, we are also there after you have signed to answer questions and introduce you to local contacts.

▶ Fees

Our property finders are business professionals working exclusively on your behalf. They do not take any fees from the vendor or their agents. A buyer's agent is hired by you to work for you. This guarantees their independence and gives you the confidence that they are working in your interests.

The **Deposit** is payable once we have taken your search brief and you have signed the Search Mandate (contract). For a typical search the Deposit is 500 Euros + French VAT. (More complex or longer searches may cost more due to the time and personnel involved.) The Deposit is refunded against the Search Fee.

The **Search Fee** is due once we have found you the right property and you have signed the pre-sales contract (Compromis). For a typical project the Search Fee is 2.85% (+French VAT) of the final purchase price, less the **Deposit** (fees quoted will vary depending on budget and complexity of search).

However, in most cases the price savings we negotiate on your behalf, using our local market knowledge, will be much greater than the fees we charge!



Why use a FrenchEntrée Property Finder for your property search?

- ▶ We know the areas inside out. Need to be near a particular town or village? Want to know which are the most popular areas for investment or with holidaymakers? Need to be near hospitals or schools? This is the kind of local detail our property finders thrive on. We make sure you choose the right location and not just the dream house in the wrong location
- ▶ It saves you time – multiple trips to France are time-consuming, expensive and often frustrating when the agent doesn't show you the right kind of properties.
- ▶ It saves you money – we know what local prices are doing and negotiate the best deal on your behalf. We have the comparable evidence in the local market so you can rest assured that you buy at the right price.
- ▶ Because we are genuinely independent we listen carefully to your requirements and show you all the properties that meet your criteria, not just those that the agents want to sell.
- ▶ As your representative, we are on hand to re-assure you about the buying process, answer your questions as they arise and deal with any issues.
- ▶ We work to a strict code of conduct, giving you the confidence in a foreign country that you are being looked after by professionals.
- ▶ We cover all of France – lets have a chat about your search today!

Call +44 (0) 1225 463752 or email propertyfinders@frenchentree.com



Loire



Brittany



Mayenne



Languedoc



Charente



Cote d'Azur



Dordogne/Correze



Deux Sevres/Vendee



Normandy



Midi-Pyrénées



Provence



Alps

What our clients say

"Thanks for all your hard work in finding us such a wonderful house."

Mr & Mrs Gregory.

"The agent has done a good job and we are grateful to her for all her efforts but our real thanks go to you for finding us such an ideal new home - thank you very much indeed."

Mr & Mrs Bowden.

"Thank you for your invaluable help in finding us such a lovely house, we can't wait to see it again."

Mr & Mrs Larder.

"Using your company's services saved time, travel expense and frustration. Someone on the ground dealing with Immobiliers and Notaires also really does sift out the best properties."

Mr & Mrs Fryer.

"You found the house, negotiated an excellent price, attended the signing on our behalf and are now managing our investment. It is heartening to have been advised by a true Professional"

Mr & Mrs Johncock.

"100% recommended, we love the house and what a price!"

Mr & Mrs Battersby.

"We had been looking for ages but you showed us a terrific short list and we had an offer accepted within days"

Mr & Mrs Hughes.

I would just like to place on record for your information that I have been in constant touch with your agent since May when we first started thinking about buying in France. I cannot praise her highly enough. She has been unbelievably helpful in all aspects of her role as property finder.

Sincerely

J. McLeod

The whole experience was excellent and clearly saved a lot of time as well as providing all the background and relevant information needed.

The trip was very pleasant and your representative was always helpful, amenable and available via e-mail or telephone in addition to always being prepared to meet up outside of viewing times for any queries or questions that we may have had. The deposit of 500 Euros was low enough for us to take a 'risk' but in the event, did not nearly reflect the preparatory work and ready availability of our property finder. This demonstrated a large risk and commitment from her.

The final fee represented excellent value considering the time and money saved in the whole selection process.

Many thanks,

Mr and Mrs E.



Frequently asked questions

▶ Why should I pay your fee on top of the agents fee?

Although you pay the agents fee, make no mistake, the agent is there to sell his clients houses. The fee you pay us ensures we work exclusively for you the buyer: to save you time, to scour the market for all properties, private vendors, notaries and all the agents in the area- simply to find the best property for you. What's more we can negotiate on your behalf, using our local knowledge, so your search fee can often be covered several times over by the discount we obtain for you.

▶ I can search for myself on the internet, why use you?

France is a vast country and houses on the internet are often just pretty pictures and pleasing descriptions which can never tell you the full story.

Because of the language barrier, you are only able to view properties that have been specifically marketed to the English speaking market and as a consequence might miss the ideal property because it is in a small French estate agency.

Furthermore some properties, especially luxury properties, are not openly promoted. Thanks to our local contacts we will be able to make you aware of such properties.

▶ There's an estate agent in your area who says they'll do all this for free, why use you?

Agents are mandated by the vendor and, naturally, will do their best to obtain the highest price possible. Quite rightly they will make all photographs and descriptions as appealing as possible. Some offer a "free search" but, in reality, can only send you details of houses they have on their books, or will receive commission from. By contrast we will help you purchase the house at the lowest price possible and are able to search the whole market via local agents, notaires and private sales.



▶ I have quite particular requirements – how do I know this will work for me?

We have undertaken numerous searches for all different kinds of property: plots of land, rustic mills, vineyards, harbourside apartments, mediterranean villas, from 85,000 Euros to over 6 million Euros. So we are confident we know how to listen to your requirements and how to turn up the ideal property. Our success rate is very high – and we have a long list of satisfied customers.

▶ Why should I pay you 500 Euros up front?

First of all, it's a refundable deposit – it is offset against our success fee when we find your dream property. Because we are going to commit a lot of our time to your search, drawing up shortlists, reporting back to you etc we need a deposit in order to set against our own costs just in case you change your mind, or (unlikely) we simply can't find the right property for you.

▶ Who am I dealing with?

The FrenchEntrée Property Finder network is part of Horizon New Media, which owns FrenchEntrée.com, French Magazine and TotalFrance.com. We have been providing independent information and advice in connection with French property since 2003. With over twenty people in our team based either in the UK or France and a mix of French natives and French speaking staff you can be assured of a professional service.

Contact us

UK

FrenchEntrée Property Services Ltd
2 Seven Dials
Bath
BA1 1EN
Tel: +44 (0)1225 463752
Fax: +44 (0) 1225 462999

France

FrenchEntrée Property Services Sarl
9 rue de Gondeville,
16720
St Meme les Carrieres
Tel: +33 (0) 545 32 46 41

www.frenchpropertyfinders.co.uk

propertyfinders@frenchentree.com



About Us

Our France based buyers agents are all licensed to operate under our Carte Professionnelle in full compliance with French legislation

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Cognac/APC-NAF 6831Z
Carte professionnelle sur immeuble et fonds de commerce no. TPM162 délivrée par la préfecture de la Charente Montant garantie financière 30,000 Euros, Lloyds of London

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