



## Buying a Home in France

### Residential Masterclass in the Dordogne

#### Calling all Francophiles

If you holiday regularly in France you probably do what most people do – gaze longingly into estate agents windows to marvel at what your money can buy over here.

For many people, their dream of living in France starts here and the country gets under your skin. The less hurried lifestyle, beautiful surroundings, friendly people and the joie de vivre draw people to live in France.

And, despite Brexit, it is still entirely possible for British citizens to live in France for part or all of the year.

This week-long residential course is designed to give your French house hunting adventure a boost with focussed teaching and one-to-one time with a professional estate agent and qualified educator, Tony Wilson.

Tony and his wife Lisa came to live in France in 2020 and now run Au Coin Des Arbres, four gites in the Dordogne countryside. Come and find out how we did it and how to make it happen for you too.

#### Course Overview

Arriving on Saturday afternoon, guests are invited to relax in their gites and enjoy the local towns and country for the remainder of the weekend.

On Monday we start a series of five masterclass days which include the following elements :

- After breakfast we gather as a group for a themed tutorial covering a key aspect of house buying in France. Each session ends with an opportunity for questions and discussion
- Each individual or couple will have up to one hour of one-to-one time each day with Tony to discuss the development of their search as the week progresses
- The rest of the day is set aside to give time for house hunting, getting to know the area and meeting other local agents

## Daily Tutorial Schedule

**Monday : Refining your search** – The people who succeed in finding their dream home in France are those who invest time at the start determining their search criteria precisely. It becomes an overwhelming task if you try to compare a vast array of different options and you won't get the best out of the agents you are working with. This session looks at the key factors relating to your house search and will provide you with a framework to refine your own search. Follow this up later in the day with Tony in your one-to-one session.

**Tuesday : Working with local estate agents** – Like any professional relationship, there are tips that can greatly enhance the way you work with estate agents in France. This session will explain how agencies operate here and the differences with the UK market, the little-known 'mandat de recherche' and top tips for house hunting etiquette.

**Wednesday : Understanding the technical aspects** – There are certain things that every agent must show you on your first visit to a property. These include the diagnostics on the energy performance, electrical installations, lead, damp, termite reports and the state of the septic tank system. In addition you must be shown an environmental risks report relating to the site. This session will help you to understand what you are shown, signs that should concern you and common failings.

**Thursday : From offer to completion** – The process of buying a house in France is a little different to the UK. This session explains the documentation you will need to evidence your means of payment, and each stage from the 'offre d'achat' to 'compromis de vente' and the 'acte de vente'. The process of using a notaire in France is very different to conveyancing lawyers in the UK and this session will explain how it works.

**Friday : Preparing to move here** – Once you have bought your house there are many practical things to consider. Whether you are going to use your house on the '90 day' rule or apply for residential rights with a 'Carte de Séjour' there are quite a few hoops to jump through. We will look at how to prepare to integrate with your new neighbours, language learning tips, cultural expectations and lots of things that may not have crossed your mind yet like registering for healthcare or starting a business in France



### Tony – your host and course tutor

Tony moved to the Dordogne with his wife, Lisa, in 2020 after many years of dreaming of living in France.

They quickly launched themselves into the local community and started a business.

Tony is a qualified and established estate agent for a major international agency based in France. He uses his local knowledge and experience of the market to advise clients and help find their new home in France

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### **Au Coin Des Arbres - Your home for the week**

Each person or couple will stay in their own private gite at our home in the peaceful Dordogne Countryside. Each gite is comfortably appointed with 4\* hotel standard beds and your own kitchen and living facilities. The week is based on self-catering but a meal on arrival day can be provided by arrangement.

Use our extensive grounds set in meadows and woodland, go for a walk to the château or relax by the pool in your quiet moments.

You can arrive on the Saturday at any time after 5pm.

### **Course Fees**

The cost of the week includes the following :

- Self catering accommodation in your private gite
- Cotton bed linen, towels and pool towels
- Cleaning fee and tourist tax
- Course tuition and printed teaching materials
- Daily one-to-one sessions with Tony to help you with your property search

One person – 995€

Additional person – 195€

Non-participating additional people – 75€ each

### **Available Dates**

Courses are available during May, June and September

### **Contact Us**

To find out more or discuss your specific home buying needs don't hesitate to get in touch

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