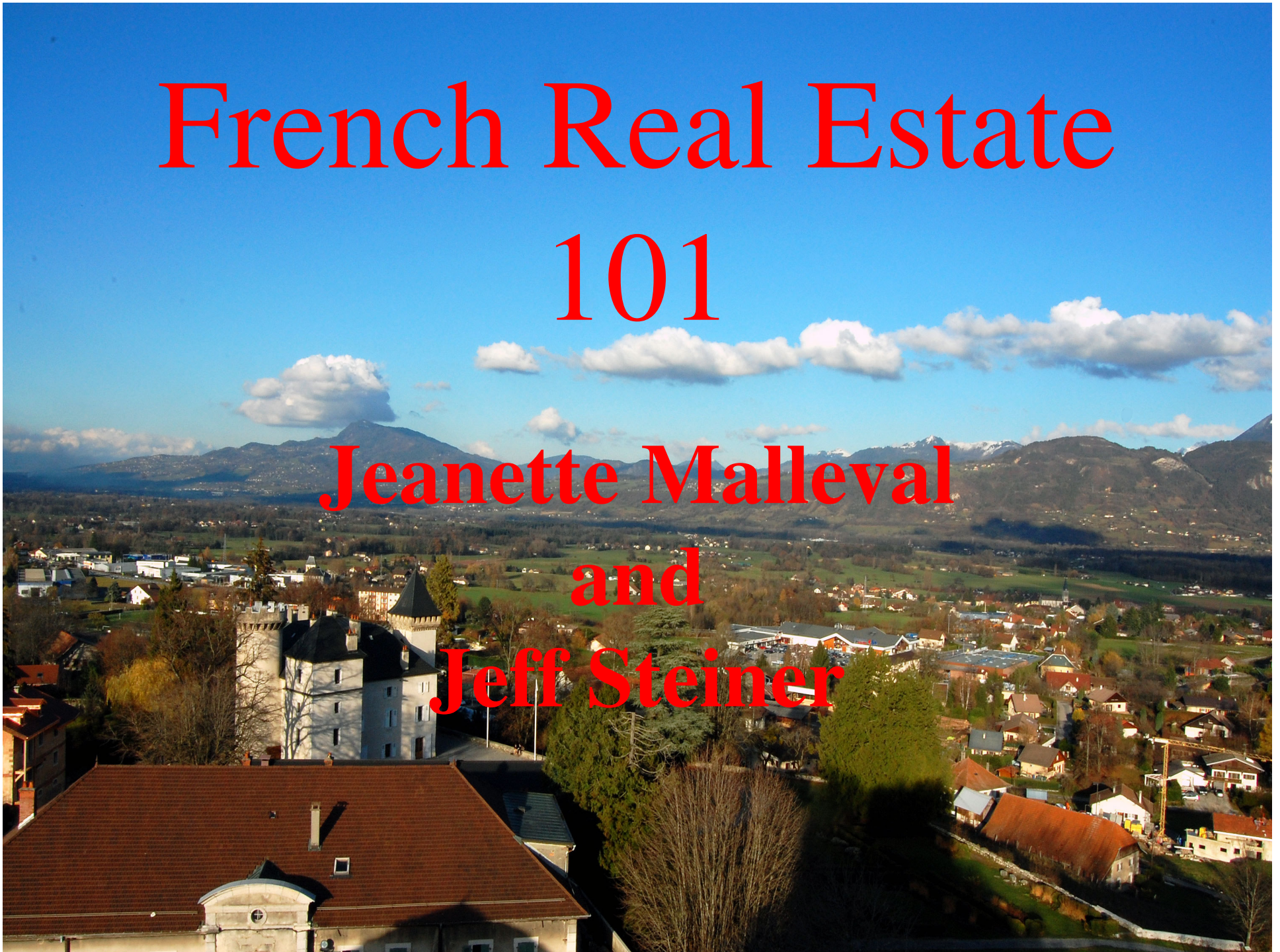
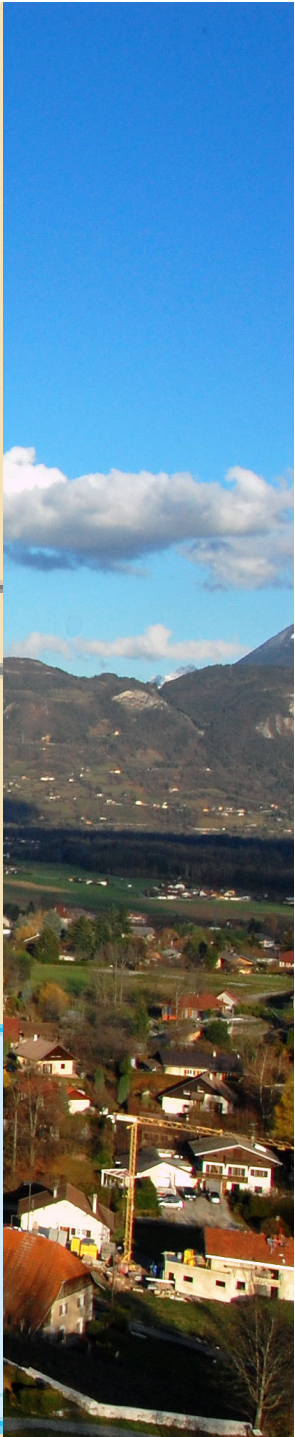
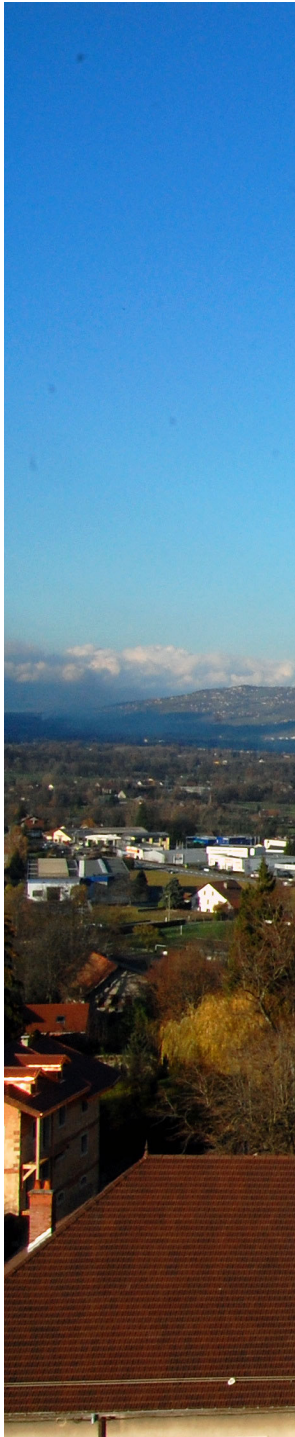


French Real Estate

101

Jeanette Malleva
and
Jeff Steiner





Outline

- **Buying Experience**
- **What's a Notaire?**
- **Types of Property**
- **Terms**
- **New for 2011**
- **Sample Ad**
- **Miscellaneous**
- **Property For Sale**
- **Resources**



Buying Experience

- Internet
- No MLS
- 3 Months
- Prêt à Taux 0 %
- MeilleurTaux.com
- Appraisals



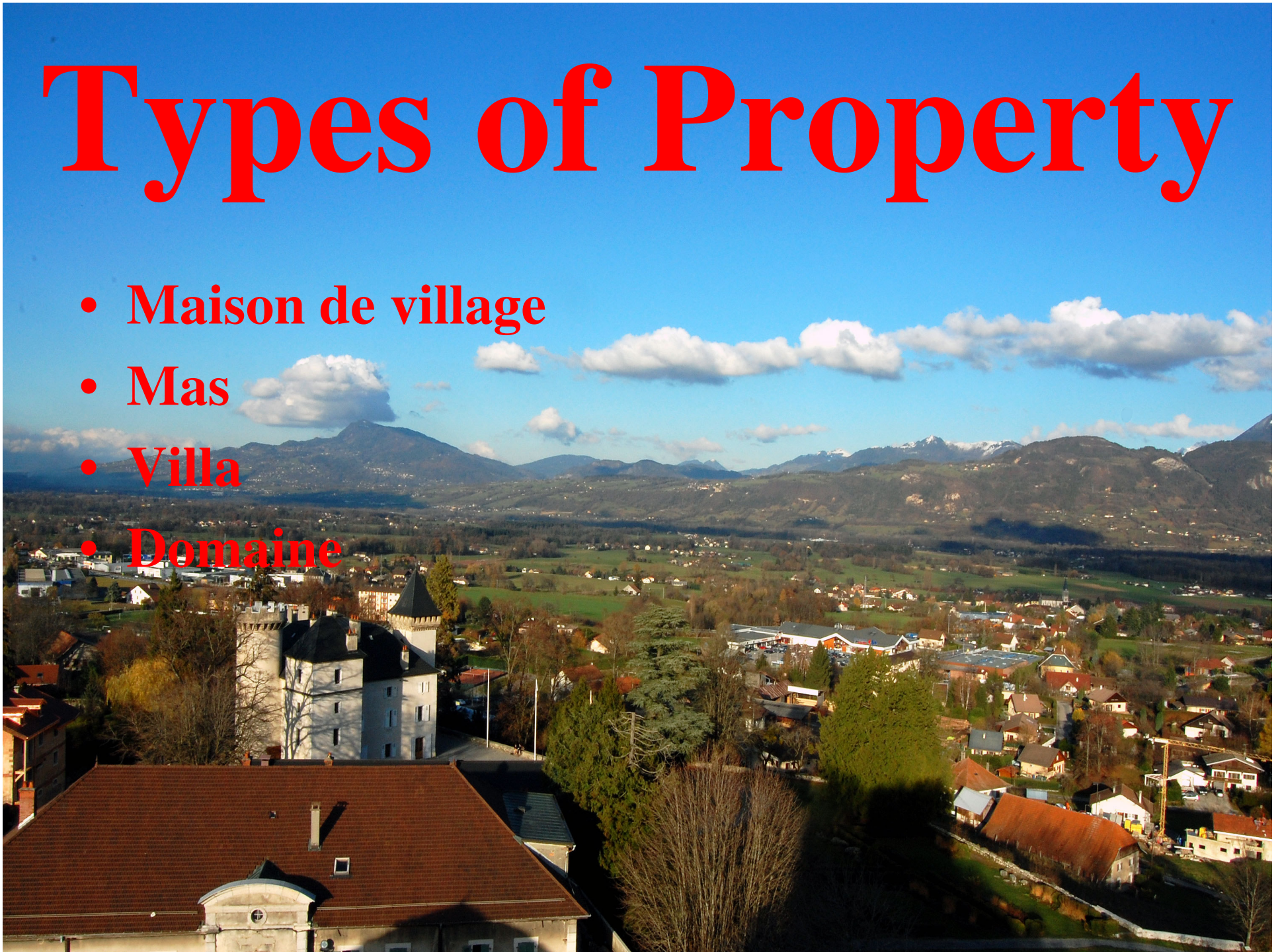
What's a Notaire?

- **Public Official**
- **2.5-7.5% fees**
- **Independent**
- **Contracts**
- **Monopoly**
- **www.notaires.fr**



Types of Property

- **Maison de village**
- **Mas**
- **Villa**
- **Domaine**



Terms

- Immobilier
- T1/F1
- WC
- Cuisine Americane
- Copropriete
- Mitoyanne
- Driot du Passage
- Loi Carrez
- Plain-Pied



New for 2011

Diagnostic de Performance Energétique

Low CO2 Emissions

≤ 5 A

6 to 10 B

11 to 20 C

21 to 35 D

36 to 55 E

56 to 80 F

> 80 G

High CO2 Emissions

Economical

≤ 50 A

51 to 90 B

91 to 150 C

151 to 230 D

231 to 330 E

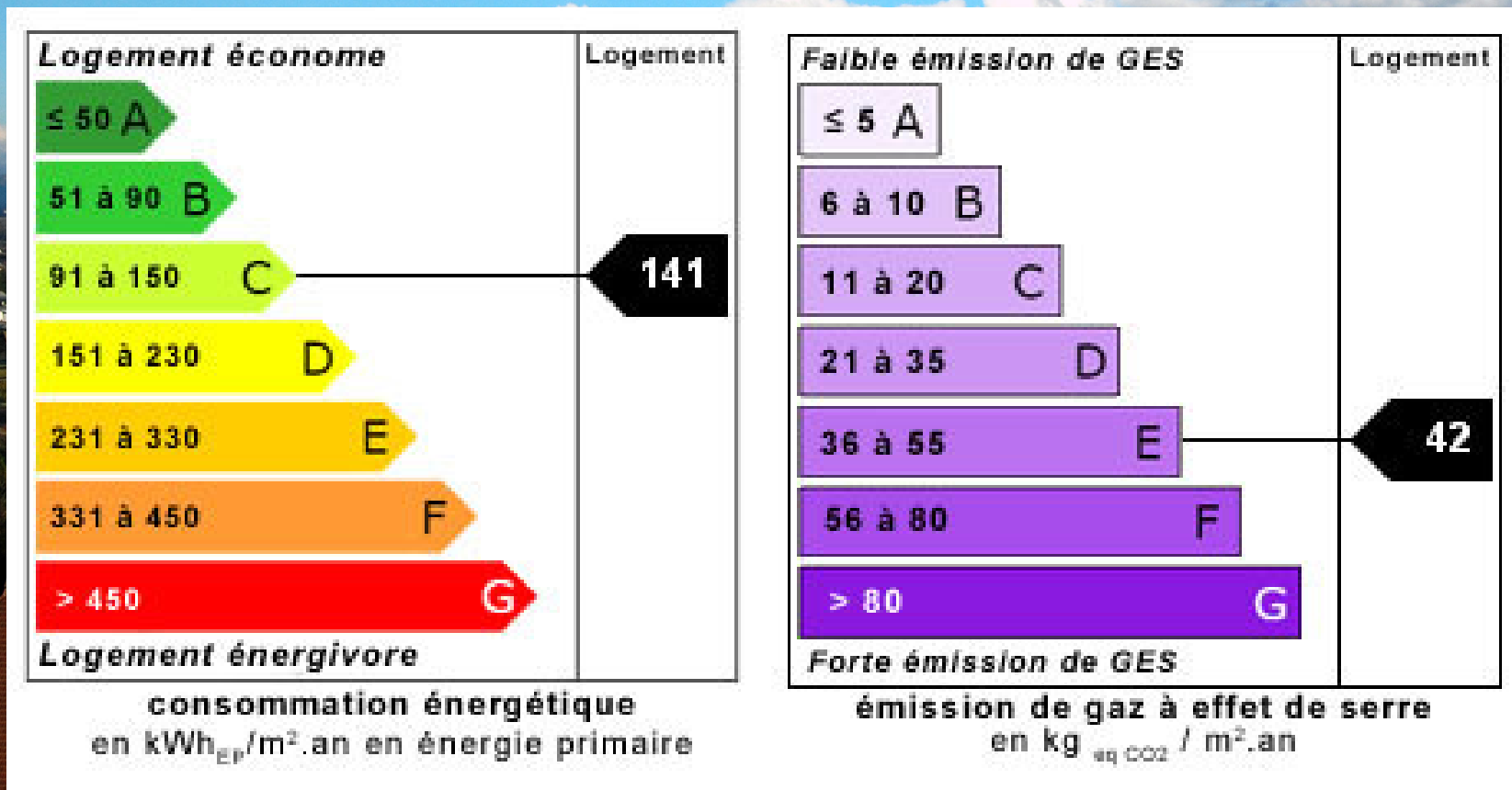
331 to 450 F

> 450 G

Uneconomical

New for 2011

Diagnostic de Performance Energétique



Miscellaneous

- Time to Buy?
- Investing
- Loans
- Hypothèque
- Internet
- Market
- Taxe foncière
- Taxe habitation



Sample Ad

Description faite par l'agence :

Agréable T5 en RDJ 20 min de Genève, Cuisine équipée de bonne qualité, salle de bains avec baignoire et douche. Bel espace de vie avec magnifique vue dégagée, au calme proche de tout. Classe énergie C

Fiche technique :

- ✔ Autoroute
- ✔ Campagne
- ✔ Copropriete
- ✔ DoubleVitrage
- ✔ Jardin
- ✔ Placard
- ✔ Proche centre commercial
- ✔ Proche écoles
- ✔ Rangements
- ✔ Terrasse
- ✔ Vue panoramique
- ✔ Frais d'agence inclus

Surfaces :

- ▶ Surface habitable : 130 m²

Quelques chiffres :

- ▶ Année de construction : 1960
- ▶ Nombre de caves : 1
- ▶ Nombre de chambres : 4
- ▶ Nombre d'étages : 2
- ▶ Nombre de parkings : 1
- ▶ Nombre de salles de bain : 1
- ▶ Nombre de WC : 1

Chauffage & eau chaude :

- ▶ Mécanisme de chauffage : Radiateurs
- ▶ Mode de chauffage : Fioul
- ▶ Mode de distribution eau chaude : Collectif
- ▶ Type de chauffage : Collectif

Type de construction :

- ▶ Etat extérieur : Bon Etat
- ▶ Etat intérieur : Bon
- ▶ Standing : Normal
- ▶ Type de construction : Béton

Exposition & situation :

- ▶ Exposition : Sud

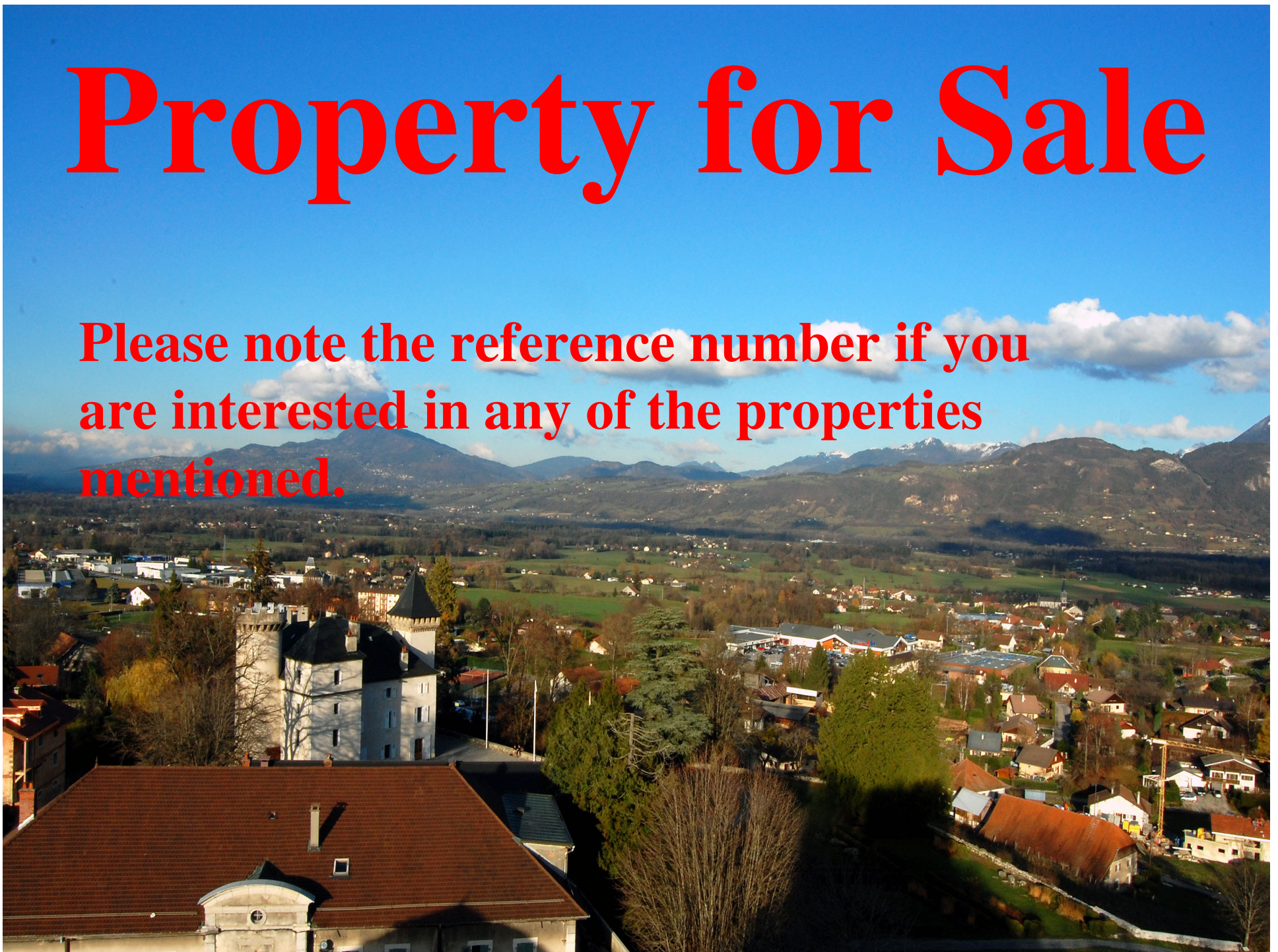
Quelques coûts :

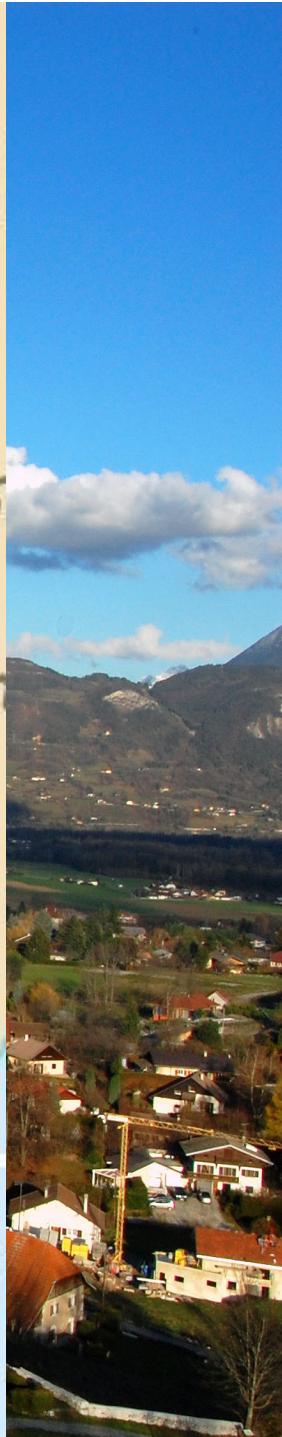
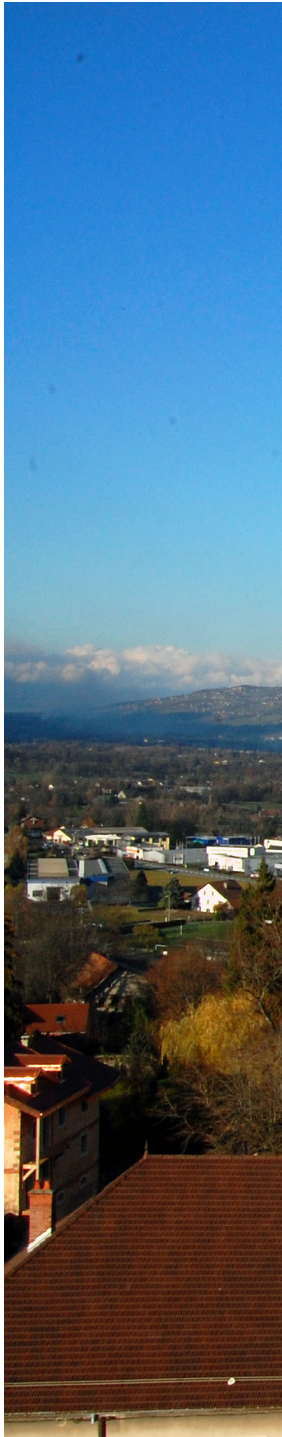
- ▶ Taxe foncière : 330,00 €
- ▶ Taxe habitation : 330,00 €



Property for Sale

Please note the reference number if you are interested in any of the properties mentioned.







PI15706

€129,000 (\$180,000)

6 bedrooms

600m² (1960 ft)

Charente-Maritime



PI15706



PI15706



PI15706

PI15855



€235,000 (\$325,000)

3 bedrooms

2006

Charente-Maritime

PI15855

A photograph of a dining room. In the center is a glass-topped dining table with ornate metal chairs. The chairs have red and white cushions. On the table is a white lace runner and a basket of pink flowers. Behind the table is a white cabinet with a large painting of a still life with flowers. To the left is a white bar counter with three black bar stools. To the right is a window with red curtains and a white radiator below it. The walls are a light yellow color, and the floor is tiled.

€235,000 (\$325,000)

3 bedrooms

2006

Charente-Maritime



PI15855

€235,000 (\$325,000)

3 bedrooms

2006

Charente-Maritime

PI15855



€235,000 (\$325,000)

3 bedrooms

2006

Charente-Maritime

A photograph of a two-story house with a light-colored facade and a red-tiled roof. The house features several windows with white shutters and a central entrance with a white door. In the foreground, there is a swimming pool with a concrete deck and a white lounge chair. A large tree is on the left side of the house.

PI16172

€495,000 (\$682,744)

Gite and Pool

22 acres

Charente-Maritime



PI16172

€495,000 (\$683,000)

Gite and Pool

22 acres

Charente-Maritime



PI16172

€495,000 (\$682,744)

Gite and Pool

22 acres

Charente-Maritime

A photograph of a kitchen and dining area. The kitchen features white cabinetry, a dark countertop, and a large window with a flower arrangement. A dining table with a floral tablecloth and wooden chairs is visible in the foreground.

PI16172

€495,000 (\$682,744)

Gite and Pool

22 acres

Charente-Maritime

Resources

- Apps (Immobilier)
- One for “French real estate”
- Money Transfers
- www.pap.fr
- www.americansinfrance.net



Summary

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**Merci
Beaucoup!**

