

**10th October 2007**

## **How to buy your new property in France...**

Buying a property in France can be extremely challenging. However, it does not need to be. Kingsfords Solicitors, based in Ashford, Kent has a dedicated legal team led by French qualified lawyer Marie-Antoinette Bassini who can ease you through the whole process with minimal stress.

Kingsfords provides a comprehensive and flexible service to ensure that purchasers' interests are looked after, overseeing the process through to completion of sale.

"The entire house buying process is very different in France," says Marie-Antoinette, so it is wise to instruct a French property lawyer to guide you through the process and check the contracts before you sign."

The Notaire is the main player in French property law and also in inheritance matters which have recently undergone a series of reforms. Acting independently as a public officer of the French State, Notaires are at present the only lawyers able to carry out French conveyancing work. Kingsfords will liaise with the estate agent, the developer and the Notaire, as necessary, to ensure that the purchasers' interests are represented and reflected in both the "Compromis de Vente" and in the final Deed of Sale.

For example, Kingsfords will ensure that there are no clauses in the contracts that prevent the renovation of the property or inquire as to whether there are any developments planned in the area that may affect the property.

When the purchaser signs a "compromis" in the case of an existing property, or a reservation contract in the case of an off-plan property ("vente en l'état futur d'achèvement- VEFA), they will be asked to pay a deposit to ensure that the house is taken off of the market.

Both of these contracts allow for a seven-day cooling off period during which the purchaser can withdraw. Once the seven-day cooling-off period has expired and if the purchaser has not withdrawn and provided all the conditions stated in the compromis have been fulfilled, the purchase will go ahead.

At this point you could travel to France to sign the Deed of Sale or sign a Power of Attorney and a Notaire will represent you at the signing in France.

Choosing a bilingual French property lawyer in the UK to act on your behalf makes everything much easier. And should there be any problems after purchase, Kingsfords can provide expert advice and assistance to help resolve them.

For more information about how the French Property team at Kingsfords can help, please contact them on 01233 624545 or visit their website at [www.kingsford-solicitors.com](http://www.kingsford-solicitors.com)

**Disclaimer**

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