

SELL YOUR PROPERTY WITH

Beaux Villages
IMMOBILIER



WHAT BEAUX VILLAGES IMMOBILIER CAN DO FOR YOU



to help you sell your property:

- You'll work with an **experienced** property consultant who lives and works in your community. They understand the local market and industry, and are focused on providing the best customer service from the start of the process to achieving a sale and beyond

- Our **administration team** works with the sales team to ensure that all properties that go on the market have the correct documentation and are legally compliant for sale. Your local property consultant will be able to advise you of exactly what you need to provide

- Our **enquiries team** manage all calls, emails and general enquiries, ensuring that any requests for information on your property are handled efficiently and professionally

- The **marketing team** is key to ensuring that your property is promoted in the right way and through the best channels. We pride ourselves on delivering marketing locally, nationally and internationally to meet the widest target markets

- As soon as you accept an offer on your property, our **paralegal team** offers a hand-holding service - working closely with your local property consultant and notaire to achieve a successful sale. You can rest assured your sales dossier is in good hands

Deciding to sell your property is a big step and can often be an emotional experience. Seven out of ten people find it one of the most stressful life experiences. Finding an estate agency you can trust and that you feel comfortable working with is crucial to making the process run more smoothly. At Beaux Villages Immobilier, we pride ourselves on providing a reliable, efficient and professional service to all of our clients.

ABOUT US

Established in 2008 by Lynn and Rob Longley, Beaux Villages is a people fo-

cused business that has grown from a team of two to over 200 people during the last 16 years. Their vision has always been to be a properly managed, service based, multicultural and multilingual, local and international estate agency. This long-held vision continues to sum up the culture at Beaux Villages and to this day is still a unique proposition in the estate agency sector.

OUR PEOPLE

BVI is a dedicated team of more than 200 professional people working together across South-West France

We sold our house recently. The experience was smooth and trouble-free throughout.

The team were extremely helpful at all times. It was a pleasure to deal with them.

Sharon



OUR OFFICES

With agencies across South-West France, our brand is highly visible throughout the area and we're well placed for potential buyers to find your property details. This means:

- Stability and security of a physical presence in high profile areas
- A warm welcome for vendors and buyers alike
- Extensive window displays to showcase properties and attract clients
- Colleagues on hand to answer all of your questions
- A great hub for colleagues to work together to sell your property

AWARD-WINNING SERVICE

We have won the Best Estate Agency France (5-20 offices) for 7 years. Judged by an independent panel of over 100 industry experts, we're delighted and proud that our commitment to customer care has been recognised in the industry.

WORKING WITH SAVILLS

Beaux Villages Immobilier is the Exclusive International Associate in South-West France for Savills, a global brand established over 160 years ago. We share their core values of trust and integrity, and their focus on providing exceptional customer service to all.



Our levels of service are recognised across Google reviews.

WHAT OUR CLIENTS HAVE TO SAY

Mike was passionate and committed about the sale of my property and his attention to detail was excellent. Keeping me informed every step of the way and always on hand to answer any questions and queries.

Steve

We sold our house recently. The experience was smooth and trouble-free throughout.

Any queries were dealt with efficiently and quickly, and the team were extremely helpful at all times. It was a pleasure to deal with them.

Sharon

Janine has provided exceptional service, way above what one would expect from an agent. She has done this with an unswerving determination and attitude to achieve our goal.

Peter

At first contact Rachel instilled a professional confidence in us that carried on throughout the entire sale process...transparent and painless.

Jo and Les



"Excellent service from start to finish"

Sue



Thank you for all the “above and beyond” help you have given us in the sale of our French property. From the moment you took the property on, we were impressed - nothing was too much trouble and this continued from showing the property to your clients whilst we were away to the final sale negotiations.

Jane and Nigel

Beaux Villages did extensive international marketing, a lot more than just putting it on a website, and hoping for the best, we even had one online viewing from Oz! Go with Beaux Villages, fantastic friendly staff, and a dynamic business. *Melanie*

The marketing photos and materials were of the highest quality and once the sale was agreed, they supported us through the various stages to completion. *Christina*

We decided to choose Beaux Villages to market our property after receiving many recommendations from friends. We were not disappointed. Within one day of visiting, the property was on the market. The photos and the advert wording were very professional. *Stacey*

HOW WE MARKET YOUR PROPERTY

The key to achieving a successful sale is ensuring that the marketing of your property is second to none.

We focus on offering a range of marketing services which are hand-picked to promote your property in the best way to the right clients.

ONLINE

In this increasingly technology-driven world, we understand the importance of searching for properties online from the comfort of your own home. All properties are detailed in French and English on our award winning website, and where appropriate, virtual tours, specialist photography and drone footage are used.

In order to reach a wide range of potential buyers searching for property online, we use a variety of different international property portals and websites, as well as premium listings. Your property will be matched with up to 20 of the most appropriate portals to ensure a targeted marketing campaign. We also work with certain third parties to showcase properties in online exhibitions.

To achieve the broadest possible reach, we also use a range of paid-for online ad campaigns across different

channels - all with calls to action to take clients back to our website.

SOCIAL MEDIA

We have a strong social media following on Facebook, Instagram, YouTube and LinkedIn across our group pages and local area pages. Highlighting properties on here ensures your property reaches thousands of potential buyers across the globe. Property videos are a great way for clients to get a really good feel for a property before they decide to view. A selection of the virtual webinars we participate in are provided here too.

TARGETED MAILINGS

We have a large database of buyers looking to purchase. Targeted mailings are used to send out your property to clients with matching criteria, ensuring the right clients with the right budget are reached. We also send out selected mailshots to hand-picked partner databases to ensure maximum exposure for your property.

PROPERTY EXHIBITIONS

Meeting clients face to face is what we like to do best. Asking potential buyers to paint a picture of their dream life and property allows us to understand exactly what they are looking for.



French-Property.com
Real Estate, Real Living, Real France



Green-Acres



bien'ici



WHICH MANDATE IS RIGHT FOR YOU?

The type of mandate you choose will determine the level of marketing we offer. There are two types of mandate to choose from:

An exclusive mandate - Signing an exclusive mandate means Beaux Villages Immobilier has the exclusive right to market and sell your property

A simple mandate - You market your property with multiple agencies at the same time, and still benefit from a range of our marketing services

Exclusive mandates are prioritised for all sales and marketing opportunities. In the table below you will find the differences between the two types of mandate



WHAT'S INCLUDED	EXCLUSIVE MANDATE*	SIMPLE MANDATE
Access to your personal vendor portal 24/7	✓	✓
Possibility to electronically sign documents	✓	✓
Your property in our shop windows	✓	✓
Listing on our multilingual award winning website	✓	✓
Listing on Savills international website for properties over €500k	✓	✓
Support from our in-house paralegal team	✓	✓
Support organising diagnostics	✓	✓
Listings on key property portals	✓	✓
Featured at property exhibitions	✓	Conditions Apply**
Printed marketing in adverts, shop flyers and magazine	✓	Conditions Apply**
Social media coverage on Instagram & Facebook	✓	Conditions Apply**
Listings on extra property portals	✓	-
Specialist photography using our Giraffe camera equipment	✓	-
Floorplan	✓	-
A presence in our Exclusive portfolio on our website	✓	-
Targeted mailings to our international database of potential buyers	✓	-
Our best effort to get editorial coverage in appropriate media	✓	-
Applicable from 01/10/24. *Also applies to Semi-Exclusive mandates. **Priority will be given to Exclusive mandates and where appropriate.		



HOW WE SELL YOUR PROPERTY

1 BOOK A FREE MARKET APPRAISAL

A local property consultant will visit your property to give you a free verbal market appraisal. They will explain the process and the documents needed to sell your property

2 GET YOUR PROPERTY MARKET READY

Once you have agreed on the price you want to market your property at and the type of mandate you want, you will need to provide us with certain documentation so that we can draw-up the relevant paperwork. This includes:

- Your title deeds (titre de propriété/ acte de vente)
- Cadastral information
- A copy of your DPE (energy efficiency) report

3 SIGN YOUR MANDATE AND FICHE CONTRACTUELLE

You will need to sign these two documents in order to put your property on the market. The mandate is a legal and officially registered document, which gives a description of your property with your cadastral references and the price you have agreed to sell your property at. The fiche contractuelle is a document which states

that all of the information you have provided is true and accurate.

4 MARKET YOUR PROPERTY

Once your paperwork has been signed, our marketing will start. Your property will firstly go onto our website, quickly followed by our suite of promotional activities

5 GET REGULAR UPDATES

We will respond to all enquiries and book visits as agreed with you. If you have any questions or queries, please contact your local property consultant. Also, don't forget to regularly check your dedicated extranet account

6 ACCEPT AN OFFER

As soon as a potential buyer makes an offer, your local property consultant will put it forward to you and act as a negotiator between both parties. Once an offer is agreed, both parties will sign a letter of intent (LOI) which confirms the agreed purchase price. At this point, the buyer will need to provide proof of funds. If you haven't done so already, you will need to commission full diagnostic reports on your property, which will form part of the sales contract. Your local property consultant can help with

this, along with other paperwork and checks such as the drainage report

7 SIGN THE COMPROMIS DE VENTE (CDV)

This CDV is a legally binding document that sets out all of the details of the sale including the purchase price, finance details and any conditions of sale (clause suspensive) such as planning applications or a mortgage. Once signed, a 10-day cooling off period starts. This allows the buyer (but not the seller) the opportunity to cancel the contract for any reason without penalty. After this period, the contract can only be cancelled if one of the conditional clauses is not met. Within the 10 days, a deposit is payable by the buyer - this is normally 10% of the purchase price on behalf of one or both parties as necessary.

8 SIGN THE ACTE DE VENTE (ADV)

By this time, you will need to have arranged your removals and left your property in the condition in which it was viewed. Before signing this final contract, your property consultant and the buyers will come to reinspect the property and read the meters. On average it takes about 4 months from the accepted offer for a property to complete. This is less for a cash purchase. The final part is to sign the Acte de Vente (ADV) with the notaire. This can be completed by power of attorney or in person, where a BVI team member will be happy to attend.

Most of the documents mentioned above can be signed in person or by power of attorney. Ask us more about these possibilities.



Join our team!

We're recruiting independent property consultants across all areas of South West France. Want to know more?

Contact Tina, our Head of Recruitment at
recruitment@beauxvillages.com



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International
Associate