

Your guide to buying in France



savills



FOR A FINER

way of living

A home in France provides a foothold in a country that resolutely retains its finest traditions.

The seductive French lifestyle has been a true coup de foudre for generations of visitors. The appeal is a spell-binding combination of natural beauty, historic cities and cultural excellence alongside simple pleasures: market days, legendary regional gastronomy, a field of sunflowers or an afternoon game of boules.

France is the most visited country in the world and it's not hard to see why. Its geographical splendour includes lengthy Atlantic and Mediterranean coastlines, renowned vineyards and mountain peaks. The architectural beauty is equally diverse, Provençal stone houses to Haussmann apartments, contemporary Côte d'Azur villas to Alpine chalets designed for multi-generational life.

Paris, Nice and Toulouse are among France's major international transport hubs yet, while in-demand areas of French countryside are blissfully rural, they are rarely remote. Excellent roads, autoroutes and high-speed rail are part of the country's efficient modern infrastructure.

From a croissant and café au lait to start the day to a Michelin-starred dinner, from city living beside the Seine to country life in the Dordogne, there are endless ways to enjoy the French lifestyle. Elegant properties, cherished landscapes and those simple pleasures: the essence of France.

01 | AREA GUIDE

From the City of Love to the snow-topped Alps, France really does have it all.

02 | ARCHITECTURE GUIDE

Find traditional chalets, Haussmann apartments, breezy coastal villas and everything in between.

03 | RESEARCH

Despite recent challenges, France's prime residential market remains resilient.

04 | DAILY LIFE

From the education system to transport links, here's everything you need to know about daily life.

05 | BUYING PROCESS

A step-by-step guide to the property buying process in France, along with top tips and guidance.

06 | CONTACTS

Our team of experts are here to advise on France's best-in-class properties.

We know the places to be

For homebuyers eager to invest in the French lifestyle, the locations on offer provide thrilling variety, all with true Gallic flair.



Paris

The romance written into the boulevards and arrondissements (neighbourhoods) of the French capital, the so-called City of Light and of Love, remains undiminished, thanks in no small part to the remarkable preservation of its compact historic core. Little significant new development has been permitted in the centre for decades so whether strolling through the Luxembourg Gardens or marvelling at the elegance of the Place des Vosges, a walk through Paris is a walk through history. Paris is divided into 20 arrondissements with the 6th and 7th on the

Left Bank of the Seine and the 8th on the Right Bank among the most prestigious. The 1st is the most central and includes the Louvre, the designer boutiques of Place Vendôme and desirable apartments overlooking the Jardin des Tuileries. Immediately to the east, Le Marais has a bohemian feel among its characterful, older and often smaller properties. The elegant, airy homes in the leafy surroundings of the 16th in the west of the city, provide spacious living close to parks and schools in a decidedly family-friendly capital neighbourhood.

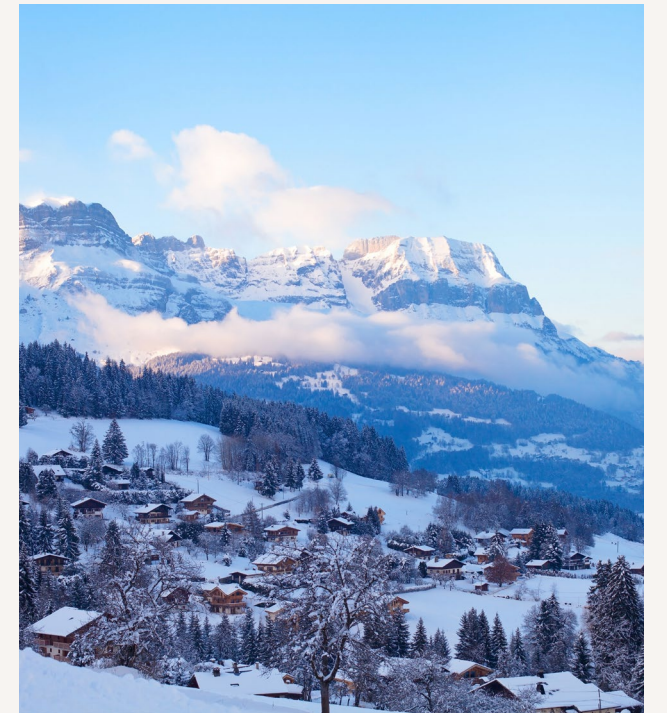


Riviera

For over 170 years the combination of natural beauty, blue skies and handsome homes has made the Riviera a firm favourite for international travellers. Today, the addition of excellent access through Nice airport and a backbone of superb cultural events, everything from elegant beach clubs to glamorous annual festivals, keeps it at the top of its game. Prime residential locations are headlined by Saint-Jean-Cap Ferrat, Cap d'Antibes and Cap Martin, three exclusive peninsulas offering private waterfront homes, along with Saint-Tropez and nearby Gassin and Ramatuelle. In the hills above Cannes, scented by mimosa, La Californie is a prestigious neighbourhood and the inland villages of Mougins, St Paul de Vence and Valbonne retain their international appeal.

South West

From Bordeaux on the Atlantic coast through to Montpellier and the Languedoc on the Mediterranean Sea, the familiar and heart-warming rural landscape of Southwest France is punctuated by handsome towns and cities. In the mix are majestic vineyards, UNESCO World Heritage Sites in Toulouse and Albi and traditional towns and villages where market day unites the community. Bastide towns of note include Eymet, 20 minutes



from Bergerac, Cordes-sur-Ciel in the Tarn and Carcassonne in the Languedoc, a medieval city of outstanding beauty. Throughout the region, life moves at a slower pace and seasonal rhythms prevail but there's no shortage of culture with world-renowned museums and art galleries and wonderful local produce including Roquefort cheese, Périgord truffles and Bayonne ham.

Alps

Resorts with super-sized ski areas and seamlessly connected infrastructure remain a focus for international buyers, notably Val d'Isère, and the Three Valley resorts of Méribel and Courchevel, regarded as the largest ski domain worldwide. An Alpine home is no longer bought with a focus on just the winter season however. Instead, owners of chalets and apartments in the French Alps are spending extended periods in their homes or looking to achieve strong rental yields. Today, buy in the best resorts and you'll find an extensive list of summer and autumn activities on offer. Top billing goes to Chamonix where numbers of summer visitors coming to hike, bike and climb often exceed those coming to ski and snowboard in winter. Other favourites include Megève, Les Gets and St Martin de Belleville, characterful, chic villages with year-round community life and ski lifts that run as regularly in August as in December.



We know the architectural gems

The history of France can be told in part through its highly admired architecture. Our guide highlights the key property styles in cities and countryside.

1. Country properties

Traditional country properties found throughout France include bastides, chartreuses, longères and mas. Bastides, as well as referring to fortified medieval towns, are large and elegant manor houses, originally built to display wealth and found predominantly in the southwest and Provence. A chartreuse, named for the monks of the Chartreuse region in Gironde, is an 18th and 19th Century elongated country house, often made from stone and only one room deep. In general, a chartreuse is grander though not dissimilar to a longère which would originally have housed farmworkers. A mas is a stone farmhouse, attractive in its simplicity and found throughout Provence.

2. Château

Turreted and fortified, set in large parkland and perhaps with its own moat and battlements, the grand châteaux or castles of France are among their most treasured architectural treasures. Think of Château de Chambord in the Loire Valley or Château de Versailles. While France has over 40,000 châteaux, less than 7,000 of them are registered as historic monuments and today, the term covers some properties that are little larger than a manor house. The main property on most vineyard estates, notably around Bordeaux, are known as a château. Early examples from the 13th and 14th Century were built for defence while later ones were elaborate properties designed to display the wealth and grandeur of their owners.

3. Haussmann apartment

Baron Haussmann rebuilt Paris in the 19th Century on the orders of Napoleon III, and while he was not an architect, the rigid building design he laid down has come to define the French capital. His buildings of light stone with no more than six stories, edged with iron balconies, topped with mansard roofs and set on wide boulevards, represent over half of the city's architecture today. Apartments in these buildings, especially those on the prestigious first and second floors, are spacious and light, finished with wooden parquet floors, elaborate mouldings and marble fireplaces and found extensively in the 8th and 16th arrondissements.

4. Chalet

Pleasingly symmetrical with sloping roofs and overhanging eaves to protect from snowfalls and large balconies to soak up the sun, the handsome wooden chalets found throughout the French Alps today are derived from small huts used by farmers taking their animals up the mountains in summer. While interiors have become evermore contemporary with facilities from practical boot rooms to indulgent spas and swimming pools, exteriors have remained remarkably close to the original style. A much-loved design classic.

5. Manoir and maison de maître

A manoir is an elegant and substantial country house, originally home to the local landowner. A maison de maître, translated as master's house, is a similar grand property, dating to the 18th Century but normally found in a more urban setting, behind stone pillars and wrought iron gates in a town or larger village. Their handsome exteriors are symmetrical, often with steps up to the front door, full height windows and painted shutters. Both these homes make ideal family homes, with high ceilings and well-proportioned rooms.

6. Hôtel Particulier

Hôtels Particuliers offer grand city living. They are not hotels but instead, private and substantial single-family mansions or townhouses built to reflect the aristocratic standing and wealth of their original owners. Elegant and imposing, they were built around courtyards and gardens, offering privacy and splendour. Hôtels Particuliers can be found in cities throughout France, including Toulouse, Bordeaux and Aix-en-Provence. In Paris, some of the finest examples are in the Marais and the 7th arrondissement on the Left Bank of the Seine, and while many have been renovated into apartments, some remain as complete, and highly sought after, family homes.



A market on the move

While rising inflation and challenging financing conditions have defined the last two years, recent months suggest a shift is underway in France.



On September 12, 2024, the European Central Bank announced new cuts to its key interest rates, following similar reductions by the Bank of France over the summer. The Bank's key rate dropped from 3.62% at its December 2023 peak to 3.43% in June and 3.39% in July. However, these rate cuts have yet to make a noticeable impact on the residential market.

In Paris, recent interest rate cuts have boosted purchasing power, yet activity continues to decline across the Île-de-France region. Between May and July 2024, apartment sales in Paris totalled 7,240 – a level of activity comparable to 2009. Average apartment prices in the capital peaked at €10,860 per sqm in late 2020, driven by a flight to quality during the COVID-19 pandemic. Since then, prices have stabilised, bringing an end to five years of approximately 6% year-on-year growth.

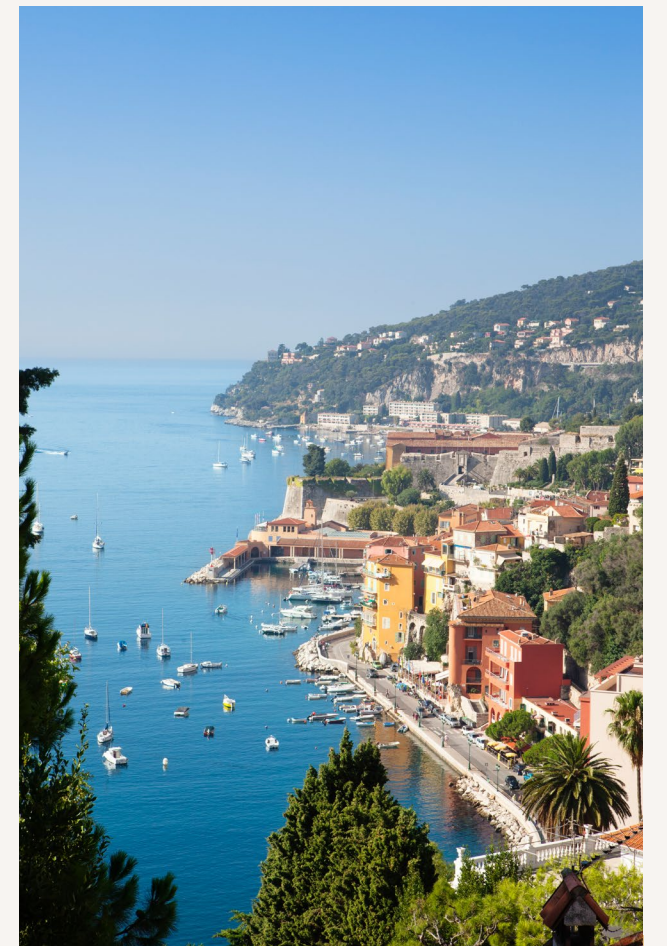
According to many Parisian agents, activity at the top end of the market witnessed a slowdown over the 2024 summer months, attributed to many vendors choosing to profit from their Parisian apartments during the Olympics before offering them to the market or, both vendors and buyers simply choosing to avoid the capital entirely. Uncertainty around legislative election results in July as well as high interest rates also had an impact on activity, with both vendors and buyers waiting for a more stable political climate and better financing conditions to act.

An increase in available stock has created a strong buyers' market, amplifying the leverage of cash purchasers, often able to negotiate discounts of around 10% off asking prices. Properties requiring renovations, lacking outdoor space or views, or needing energy efficiency upgrades are also seeing discounts of up to 10%. With a surplus of options, buyers can select from top-tier assets, and sellers are becoming more receptive to negotiation.

In the south of France, particularly around the Côte d'Azur, interest remains high with prime markets supported by a global demand base. Younger age groups have shown more interest in recent years, attracting families with children who are looking to make the Côte d'Azur their primary base. These buyers are prioritising lifestyle, schools, privacy, and access to Nice airport in their searches.

Pricing across the Riviera is as varied as the locations themselves. Prime properties range from €10,000 to €30,000 per square metre. At the highest tiers prices for off-market, trophy properties can exceed €80,000 per square metre. In many locations across the Côte d'Azur, stock remains low after a post-pandemic sales surge, while demand continues to outstrip the number of available properties. These factors contribute to the high pricing seen across the region.

Despite disruptions over the past year, the prime residential market across France remains resilient, with top-tier properties largely avoiding price corrections. Agents are reporting a notable increase in activity since summer, and more favourable financing conditions are expected to add further buoyancy to the market.





We know how to settle in

The familiarity of France is an essential part of its eternal appeal. This information on daily life should make you feel even more at home on arrival.

Education

Education is compulsory for children aged 3 to 16, with nursery and primary schools (écoles maternelles and écoles élémentaires) up to the age of 11 followed by secondary schools, collège up to 15 years and lycée continuing to age 18. The French curriculum is highly standardised and concludes with the Baccalauréat, known colloquially as the 'bac'. Public schools in France are free, secular and co-educational and attended by most French children. The length of the school day varies regionally but typically runs from 08.30 to 4.30pm with a long lunch break and some schools operate a half day on Wednesday. France has over 80 international schools including 43 in Paris and 14 across the Côte d'Azur. Popular international schools following the International Baccalaureate curriculum include those in Mougins, Toulouse, Bordeaux, Paris and Aix-en-Provence.

Work

France has a diversified and strong economy, the second largest in Europe, with tourism, manufacturing and pharmaceuticals among the leading industries. Major French companies include car makers Renault and Peugeot, Airbus,



the world's leading aircraft manufacturer based in Toulouse and Paris is considered one of the world's premier fashion capitals. Technology is increasingly important to the economy with Sophia Antipolis, a 2,400-hectare technology park close to Mougins above the Côte d'Azur, the largest tech-hub in Europe. The French pursuit of a healthy work-life balance makes a 35-hour working week standard across the country, with a lengthy lunch break from 12.00 an integral part of their day. Another tradition they have retained is taking much of August off for extended summer holidays with big cities noticeably quieter in that month.



Transport

France has an advanced, efficient transport network headed by its world famous high-speed rail network, the TGV, with the Eurostar connecting Paris, London and Brussels. In 2023 France enacted a long-planned ban on plane journeys within the country where the equivalent train journey is less than 2.5 hours. The six busiest airports in France are Charles de Gaulle and Orly in Paris, Nice, Marseille, Lyon and Toulouse, all with good European and intercontinental connections. The road network is one of Europe's most extensive with motorways (autoroutes signed as A roads, mostly funded by tolls), national roads (Route Nationale or N roads) and minor roads (shown as D roads). Paris is among the cities which have introduced a compulsory environmental badge system for drivers, the Crit'Air. These must be applied for in advance of travel and the colour of the badge given reflects the age, model and engine size of each car. Paris, Toulouse, Nice, Marseille, Lyon and Bordeaux operate trams or underground trains (métros).

Health

France has a universal healthcare system providing treatment for all citizens and legal residents regardless of income and it is compulsory for everyone living in France for more than three months to either be registered in the healthcare system or to have private healthcare cover. The public healthcare is considered one of the best in the world, scoring highly in the World Health Organisation rankings of global schemes, especially for quality of care and accessibility. It operates on a co-payment scheme with the state covering around 70% to 80% of costs, often with the patient having to pay upfront. It is usual for French citizens to have voluntary health insurance that covers the remainder of the costs. Additional healthcare insurance is taken to cover dentistry and private hospital stays.

Culture

From Coco Chanel to Claude Monet via Marie Curie and Victor Hugo, an illustrious roll call of men and women have contributed to the culture of France. It is one of the oldest countries in the world with a cultural pedigree that includes philosophers, artists, composers and visionaries. France is where the Impressionists revolutionised the art world, where early ballet was developed and where architects developed

Gothic and Art Deco styles, blazing a trail for Corbusier and modern designers including Jean Nouvel and Philippe Starck. The state enthusiastically supports arts and culture, and museums and galleries thrive, especially in Paris where 130 museums include outstanding cultural treasures housed in The Louvre, the Musée d'Orsay and galleries devoted to Rodin, Picasso and Monet.





Your guide to the buying process

As the buying process in France is significantly different from many other countries, you'll need a local, bilingual lawyer. They'll be experienced in the French property market and know how to complete your property purchase in the shortest time frame.

01. OFFER TO PURCHASE

This is a binding offer in writing, stating the price, the terms and how long the offer is valid for. At this point you should expect to be asked to provide proof of funds.

02. CHOICE OF A NOTARY ('NOTAIRE')

Once the offer has been accepted by the seller, the parties appoint a French notary to handle the legal documents, either a single notary or one for each party.

03. TECHNICAL SURVEYS & CERTIFICATES

These documents must be submitted before step 4. It is important to note that the energy performance assessment and CO2 report as well as the georisque information must be available before the property is marketed.

As of April 2023, owners of properties with a higher rating of energy consumption/ CO2 emission will be legally required to obtain an additional assessment with a view to making changes to improve and lower energy ratings. Diagnostic checks are carried out on the following and are designed to inform the buyer on the state of the property. They are annexed to the compromis de vente.

04. COMPROMIS DE VENTE (OR PROMESSE DE VENTE) & PAYMENT OF DEPOSIT

The deposit (typically equal to 5-10% of the purchase price) is paid into the notary's escrow account, covered by an unlimited guarantee and backed by the French state. The notaire will also ask for a small advance on the notaire's fees so that they can cover the costs of requesting documents such as a mortgage statement.

The signature of the compromis (the preliminary purchase contract) triggers a 10-day 'cooling-off' period within which the buyer may withdraw for any reason and be entitled to the full refund of their deposit. After this period, the buyer's rights to rescind are dependent on the terms agreed between the parties in the preliminary contract (e.g. obtention of a mortgage).

05. LAND REGISTRY RESEARCH BY THE NOTARY

The purpose of these searches is to confirm ownership as well as any urban/ environmental regulations that do (or may) affect the property (e.g. rights of way). During the sales process, the notaire will make necessary checks such as local searches, legal compliance issues and guarantees.

If necessary, they will advise the French administration such as SAFER and the local authorities of the sale. In certain areas, they have two months to register their interest in the property and have a right of first refusal on the purchase, under the same conditions the buyer offered. It is unusual that they choose to do so.

06. COMPLETION

Signature takes place at the notary's office (although the buyer may execute by power of attorney). At this point the balance of the purchase price, the registration duties and notary/real estate agent fees must be paid at this point by transfer ahead of completion.

07. REGISTRATION

The notary registers the deed at the French land registry.

The process in detail

There are a number of legal procedures to complete ahead of a French property changing hands and being registered in a new name. Here are the steps in detail.



1. Offer to purchase

In France, a verbal offer holds no legal value. The first stage of the legal process is when the buyer makes a formal written offer to purchase the property. This states the price that the buyer is willing to pay and how long the offer will be valid for (usually between five to 10 days). The offer becomes null and void after the validity period if the seller has not responded in time.

2. Choice of notary ('notaire')

Once the offer has been accepted in writing by the seller, the parties appoint a French notary ('notaire'). Typically, the seller and the buyer will each appoint a notary, although it is possible that

the same notary will act for both parties. For non-residents wishing to purchase in France, the role of the notary is crucial throughout all stages of the sale, from the preliminary searches through to sale and registration. In addition to the notary, who can also assist on the civil law and process to organise the future transmission of the asset, some buyers choose to appoint a lawyer to help with certain aspects of the purchase, such as, for example, tax planning. A tax lawyer familiar with the cross-border situation is crucial in order to structure the acquisition of the property in an efficient manner.

3. Technical surveys and certificates

After the offer has been made, several survey documents (diagnostics techniques) must be obtained to ensure that the buyer is sufficiently informed of the physical state of the property. These documents evaluate environmental risks such as asbestos, lead content, termites, fungi, natural risks (floods, seismic risk, etc). They also include electricity and gas surveys to assess energy performance, and measurement of living area for flats and, in some cases, for houses within an estate. The diagnostics techniques are a mandatory part of the sale process and must be submitted before step 4. The energy performance assessment and co2 report must be undertaken prior to marketing the property as available for sale. For flats, the official measurements of the living area need to be received ahead of marketing in accordance with the Loi Carrez (a French law). If the property is co-owned by several parties, further documents may be needed (for example, the rules regulating the use of the private and communal parts of the building), in addition to all relevant annual charges or associated costs. A structural survey is not mandatory in France, but is advisable in some cases.

7. Compromis de vente (or promesse de vente) and payment of deposit

Once the buyer's offer has been accepted, the buyer and seller sign a preliminary contract called a 'compromis de vente'. There are two important steps:

A. The buyer must pay a deposit.

This is typically equal to 5-10% of the purchase price. The deposit should be paid into an escrow account held by the notary or estate agent and not provided directly to the seller. Savills favours the notary's escrow account as it is covered by an unlimited guarantee provided by the French state.

B. It triggers a 10-day 'cooling-off period'

Within which the buyer can withdraw from the purchase without penalty and without losing the deposit. This period begins from the date on which the buyer receives a countersigned copy of the compromis by recorded post (or by digital notification, which is often used). If the buyer is signing by power of attorney, the 10-day period runs from the day after the receipt

of the compromis by recorded delivery. (note: if the first day of the period would fall on a weekend or a french public holiday, the period starts from the next working day.) This cooling-off period only applies to the Buyer. After this, the seller or buyer can only withdraw from the purchase without paying a penalty (or losing their deposit.

In the buyer's case) in the circumstances set out in the compromis. These conditions are known as clauses suspensives, or condition precedent (escape clauses). The most common clause is the right to withdraw if the buyer is unable to secure a mortgage offer within the terms and time frame agreed in the compromis. If this happens, the buyer may choose to withdraw from the agreement and they are then entitled to recover the deposit. If the buyer withdraws after the cooling off period has expired, and there is no condition precedent for a loan, then the deposit is forfeited, and the seller may even sue to force the sale.

5. Land registry research by the notary

The notary then carries out due diligence, such as searches at the French land registry, to confirm that the seller is the legal owner of the property and to determine any urban or environmental regulations that affect, or may affect, the property. The notary will send this confirmation to the buyer, along with a draft version of the sale agreement. This provides an opportunity for the buyer to ask the notary for clarification of any points they are unsure of before final signature.

6. Completion

Before completion can take place, the remaining purchase price, the registration fees and notary/real estate agent fees must be paid. Signature of the sale deed takes place at the notary's office. However, the buyer can sign at a distance via a power of attorney prepared by the notary.

7. Registration

After signature, the notary will register the sale with the French land registry. In the interim period, after signature by the parties and before registration, the buyer receives a completion certificate (attestation de vente), which can be used as proof of ownership.



Acquisition Fees and Taxes

Purchase Costs

Acquisition of real estate assets located in France would trigger real estate transfer tax (RETT) and/or value added tax (VAT) depending on whether the property is considered to be a new building or not.

The property cannot be regarded as a new building:

- If the property was constructed more than five years before the acquisition date, or if the buyer has no intention of carrying out a reconstruction of the building, in principle the acquisition would not be subject to VAT.

Other taxes applicable in this case:

- Real estate transfer tax, due upon the acquisition (5.09% of the purchase price).
- Contribution of real estate security (contribution de sécurité immobilière) (0.1%).
- Adding notary fees, the total purchase cost is circa 8-10%.

The property can be regarded as a new building:

- If the building was constructed less than five years before the acquisition date, it may be considered a new building and the acquisition would be subject to VAT at the rate of 20% of the sale price.

Other taxes applicable in this case:

- Land registry tax (taxe de publicité foncière) (0.715%).
- Contribution of real estate security (0.1%).
- Notary fees (0.825%). These taxes should be levied on the net purchase price (which may be increased by any additional charges stipulated in the sale deed).
- The total purchase cost is circa 2.5%.

Rental income

Rental income is usually taxable in France according to international tax treaties. If the real estate is held directly by an individual, rental income is taxed at progressive tax rates of income tax (up to 45%). It is also subject to social contributions at a rate of 17.2%.

The net rental income (revenus fonciers) is equal to the difference between:

- (a) the rental income, and
- (b) the expenses related to the property.

- If the property is rented unfurnished, no depreciation allowance can be deducted from the rental income.
- If the property is rented furnished, a depreciation allowance applies, calculated on the purchase price (not the value of the land).
- If the property is held through a company, rental may be subject to French corporate income tax, at a rate of 33.33%, depending on the legal form of the company.

Ongoing Costs Of Ownership

IFI (Impôt sur Fortune Immobilière)

IFI replaced wealth tax from 1 January 2018. This tax applies only to real estate assets (including shares of real estate companies not tied to the professional activity of their owner).

The primary features of the IFI:

- IFI has kept the essential aspects of the previous wealth tax. The threshold remains at €1.3 million, the rate scale is the same (from 0.5 to 1.5%), and reporting obligations remain similar.
- The tax base includes real estate properties held directly by individuals, as well as shares in companies (regardless of legal status and localisation), at the portion of their value represented by real estate properties or property rights. All movable assets are therefore excluded (including shares in companies not holding real estate assets, and other financial assets).

- Specific and complex rules apply for the deduction of debts (for example, to limit or cap deductions when debts exceed 60% of the value of real estate assets, if this value is greater than €5 million).

Interest-only loans no longer provide the possibility to permanently offset the asset vs. the loan amount to keep the net value conveniently low.

Other ongoing taxes (rates vary depending on the municipality where the property is located):

- Taxe foncière: Property land tax due by the owner annually.
- Taxe d’habitation: Due by the occupant of the property annually (this is not required for principal residences).
- Contribution Foncière des Entreprises (CFE): An additional tax due where the property is rented furnished. This is based on cadastral value of the property (i.e. the specific location and boundaries of the property on a map).

Capital Gains Sales Tax

Capital gains on French real estate, or on shares of real estate companies where the assets are mainly composed of French real estate, are usually taxed in France according to international tax treaties. Capital gains is taxed at 36.2% for resident and non-resident individual sellers (composed of 19% income tax and 17.2% social contributions). As of January 2019, however, the social contribution element may no longer apply in full in certain circumstances (see below). For capital gains higher than €50,000, realised by individuals, an additional tax applies (between 2% and 6% depending on the amount of the capital gains).

Reductions and exemptions on capital gains:

- From 1 January 2019, exemption of capital gains on the principal residence is available when the owner is selling their former principal residence at the latest on 31 December of the year following the transfer of domicile outside of France. This implies that the owner has been a tax resident in France and is selling their residence in France further to their definitive move from France to an EU or tax treaty country. Still, a specific €150,000 exemption

applies to the capital gains realised on the sale of a property, provided that the seller has been a French tax resident during a minimum two-year period at any moment before the sale and that the sale is realised during the 10 years following their departure from France.

- Capital gains tax is reduced if the property has been held for at least five years.
- Full exemption applies after the property has been held for 22 years (for income tax) and after 30 years (for social contributions). A full exemption also applies upon sale of the property where it is the principal residence, although this exemption is unlikely to apply to non-residents.
- Following the 2019 French finance bill, social contribution will no longer apply in full to a person (either resident or non-resident in France) if they are already subject to social contribution (meaning they are covered by a mandatory social security scheme) in another state within the European Economic Area (EEC). The rate has thus been reduced to 25%. This exemption only applies to EEC states and not, for example, contributions in the US. However, the same finance bill introduced a new social levy at a rate of 7.5%, replacing the previous social contributions of 17.2% as a whole. As a consequence, the rate applicable is 26.5%.

Gift Or Inheritance Tax

Gift or inheritance tax is generally due in France according to French tax law and/or applicable tax treaties. The applicable rate would depend on the family ties between the deceased/donors and the heirs/donees.

With thanks to...

The conveyancing and tax advice in this section of the guide has been written with the help of CMS France. To contact CMS France, please get in touch with:

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Please note. The content of this document should be used only as an introductory guide to the French tax system. It does not constitute legal advice.

Here for every step

For over two decades, our team of experts have been advising on best-in-class property in France's most desirable neighbourhoods. We know your area, because it's our area too.

Whether you're investing in a breezy seafront villa on the Riviera or a Haussmann apartment in the heart of Paris, you can count on us to help you make the right property decisions every step of the way.

With over 700 offices across the Americas, Europe, Asia Pacific, Africa and the Middle East, our experience and expertise spans the world.

It's this global and local knowledge that helps us to bring you industry-leading expertise, from our own, specialist teams to all of the leading local developers, architects and interior designers we work with.

If you'd like to find out more about how we could help you, get in touch with the team today:

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