

NICE PEBBLES SALES



Pebbles just doesn't have charming apartments and homes to rent – you can buy with us too.

Whether for investment, pleasure or a bit of both, perhaps you're ready to take the plunge and buy your own piece of the French Riviera.

Viewing properties is the most important stage in the property buying process, and of course the fun bit! With Nice Pebbles we'll tour around as many apartments and villas as you wish. It's as easy as telling us your wish list and then we'll draw up a property shortlist. We will chat through the shortlist prior to the viewings and then hit the town.

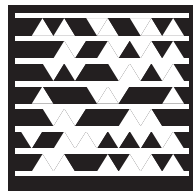
If you have looked into buying property in Nice before, you might have noticed that many of the agency windows show the same properties. This is because, like the USA and some other countries, France largely operates through a multi-listings system, which means agencies tend to share properties. We have close ties with certain estate agencies, and we are a member of SIA, the multi-listings agency,

so we have access to most of the properties in Nice for sale at any given time.

For buyers this system is great news. There's no need to send your details out to lots of agencies or trawl through agency windows. We can do all the hard work for you. It is just like having a personal shopper!

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THE BUYING PROCESS

Like buying property anywhere in the world, purchasing property in Nice follows a straightforward chain of events.

Here are the usual ten steps a buyer takes when buying their own place in the sun. And we are here to hold your hand every step of the way.

1. Gain knowledge about the local property market. What can you buy for your budget? Which areas do you prefer? Is a balcony a must? How about a lift? You can browse our site which is packed full of information on areas and where our property pages are updated almost daily.
2. Drawing up a list of your exact wants and needs. This is where personal contact with us really helps. We're here to answer your questions and queries by phone, email or even better, by meeting you in person if you are in Nice.
3. If you're considering financing your purchase with a mortgage, we will discuss solutions with you and pass you onto the people who can help. Learning what you can borrow now will make your property search much clearer when you start working through that shopping list of potential properties.
4. Come and see us! Once we have drawn up that all important shortlist, its time to shop around. We're confident we can show you the best of what is available on the market at any time. If you do see something it looks like we may have missed, tell us. We'll tell you why it wasn't on your shortlist, and if you are still keen, we'll arrange a viewing. We routinely show around six short-listed properties to our clients in a day's viewing. We can also answer any further questions about renovation and rental returns, as well as sharing the experiences of our clients who have purchased similar properties in Nice.
5. If you see the right property, it's time to make a non-binding offer to the seller. We will discuss the offer to make and then make the offer on your behalf. It's illegal to sell a property for over the asking price in France so negotiating for a better deal is often on the cards.
6. With the price agreed, it's time to sign the Compromis de Vente. This is the initial sales document that is prepared by the Notaire and that lists your name, address, the property that you intend to purchase and details of the transaction. It is signed by both the buyer and seller. The Compromis de Vente gives the buyer (but not the seller) a seven-day grace period to reflect upon the purchase. If you change your mind during this time you may walk away from the deal having lost nothing.
7. Appoint a Notaire, or notary, to act as your solicitor throughout the purchase process. We can arrange this for you and we have a list of efficient English-speaking Notaires who we recommend to our clients. These government-sanctioned property lawyers handle any debt searches, building checks and conveyance issues on your property. Their fees are fixed by the French government at around 7.2% of the property price, a sum only payable upon purchase. You don't pay the same sum again when you come to sell the place! And at Nice Pebbles, all of our estate agency fees are paid by the seller. We don't charge you a single penny, cent or centime for our services.
8. Send the deposit. If you're just as delighted with your purchase after your seven-day reflection period, it's time to deposit a sum, normally 10% of the purchase price, into the Notaire's escrow account. If the seller backs out of the purchase now, they will have to refund your deposit, plus an additional sum equal to the value of the deposit. In addition, if you fail to obtain your mortgage then the clause suspensive (suspensive clause) on your Compromis de Vente comes into play: your deposit will be returned to you if you cannot finance your purchase with a French lender in the allotted time.
9. If you are not financing your purchase with a mortgage, then skip to point 10. If you are, then it's time to send back your mortgage approval documents to the Notaire.
10. The Notaire will now draw up the deeds of sale and arrange a date for you to sign for your new property. You may do this from a distance by giving the Notaire Power of Attorney to sign on your behalf but it is far more fun to do it in person! You will be given the keys on signing day. We can then assist with renting your new property, finding a local builder or simply wish you all the best with your new place in Nice!