



Novotel London West

24-25 January 2026, 10am-5pm

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BUYING IN FRANCE

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speak to the agents

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inheritance, currency and tax

MOVING TO FRANCE

Visas, relocation, renovation,
removals and more

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To the 2026 French Property Exhibition at Novotel London West

Welcome to this year's French Property Exhibition in London. Whether you're just starting out on your French property journey, have found 'the one' and are ready to sign the contract, or are already a homeowner in France, the exhibition is the perfect place to find the answers to your questions.

All the exhibitors and visitors to the exhibition are united by a love of France – the varied and beautiful scenery, the delicious food, exquisite wines and fascinating culture. Add affordable and attractive properties to the mix and it's no surprise that so many Brits and other nationalities decide to buy a home in France.

The French Property Exhibition is your one-stop-shop, where you can find out about the different locations in France, how the buying process works, and browse through properties for sale. From seaside

apartments to village houses, renovation projects to grand country homes, plus châteaux, gîte complexes and businesses, there's something for you.

Don't forget to check out the free seminars, sponsored by Fab Expat (see page 8), where you can discover more about where to buy a property, legal, financial and tax considerations, visas and the latest French property market trends.

Finally, don't miss the subscription offers to our magazines, *French Property News* and *France Today* (see page 18). Come and meet the team on the French Property Exhibition stand (71), we'd love to see you. We hope you enjoy your day and it brings you a step closer to making your dreams come true.

The French Property Exhibition team
frenchpropertyexhibition.com
info@frenchpropertyexhibition.com

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FRENCH
PROPERTY
EXHIBITION

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Taste of France

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Novotel London West

24-25 January 2026, 10am-5pm





- | | |
|---|--|
| 41 – Agence Newton | 33 – Kentingtons Tax & Investment Consultants |
| 5 – Anderlaine | 27 – Leggett Immobilier International |
| 43 – Ashtons Legal | 25 – LBS Relocation Services |
| 35 – Boshers Insurance | 45 – Lonemi incorporating
Agence AXA International |
| 3 – Burke Bros Moving Group | 61 – MKN Surveyors |
| 55 – Clé Rouge Immobilier | 47 – Moneycorp |
| 49 – Coldwell Banker
L'Immobilière Internationale | 17 – Navigate France |
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& Tax Advisory Firm |
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| 71b – FrenchEntrée Memberships | 11 – Sophie Folley Immobilier |
| 31 – Halkin Riviera | 19 – Stone King |
| 22 – Homelike Home | 24 – Sweetch Architects |
| 1 – iad Overseas | 59 – Your Franceformation |
| 34 – IZA-IMO | |

FAQs to help you make the most of your day at the French Property Exhibition!

I'm not sure where to start, do you have any tips for navigating the exhibition?

Make a list of the exhibitors you'd like to speak to, and in order of priority. Check which agents cover the areas you're interested in, or which legal and financial experts are most suited to answer your questions. You can find information about all the exhibitors from page 27 – why not use the floorplan on page 4 to tick off the stands as you go!

Do I need to book a place at the seminars?

Yes, they're very popular so reserve your tickets early, ideally as soon as you arrive.

Can the agents advise on where to buy?

Yes, they will be more than happy to discuss the different locations in France with you. But it will help if you can narrow down your wishlist, even if you haven't pinpointed exactly where to look – for example, distance from the UK; urban or rural setting; type of climate, and so on. Think too about the kind of property that will best suit your lifestyle. One thing you really should decide in advance though is your budget!

We want to make the most of the legal and financial advisers at the exhibition but are not sure what to ask about – do you have any pointers?

British buyers often seek advice on the French inheritance system and estate planning along with property sales contracts, but the exhibitors are qualified to help you with any queries relating to French property and living in France. Don't miss the currency exchange experts too, they can help you

TOP TIP

MAKE A WEEKEND OF IT!

Consider visiting on both days. If you come on the Saturday, you may want to return on Sunday to revisit key stands and join any seminars you missed.

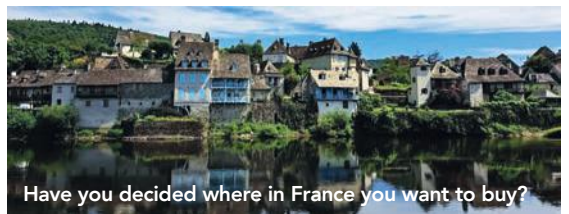
manage any rate movements between making an offer on a property and completion. And don't forget insurance, from home to healthcare and motoring.

We're considering a renovation project – how can the exhibitors help with this?

The agents can show you renovation projects for sale and offer general advice, and you can also discuss your property plans with the architects and planning experts, while the surveyors can give you peace of mind that you understand exactly what you're buying.

We want to move to France, can exhibitors help with visas and other matters?

The relocation specialists have lots of experience helping people move to France, and can advise on visas, working in France, accessing healthcare, education, driving in France and more. Don't leave moving day until the last minute either – the removals exhibitors explain your different options.



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TAKE OUT A SUBSCRIPTION

Subscribe to *French Property News* magazine to keep abreast of the latest property news and homes on the market, as well as continuing to benefit from the expert advice of those in the know. You'll find the latest issue of the magazine in your information bag – and come and meet the team on stand 71. You can also take advantage of offers for *FPN*, *France Today*, *Taste of France* magazines and more. Log onto our market-leading websites FrenchEntree.com and CompleteFrance.com for ongoing advice, and continue your property search on FrancePropertyShop.com.



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SEMINAR PROGRAMME

SEMINAR THEATRE 1

SATURDAY

- 11.00** **New 2026 visa checklist**
Fab Expat
-
- 11.45** **Understanding the legal side of the buying process**
Ashtons Legal
-
- 12.30** **Where to live in France**
Leggett Immobilier
-
- 1.15** **Planning for peace of mind: French wills, estates and probate explained**
Stone King
-
- 2.00** **Explained: The buying process in France**
Agence Newton
-
- 2.45** **France as a tax haven... trick or truth?**
Kentingtons

SUNDAY

- 11.00** **New 2026 visa checklist**
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- 1.15** **Planning for peace of mind: French wills, estates and probate explained**
Stone King
-
- 2.00** **Healthcare in France: From taking the first steps to living the dream**
Lonemi featuring Agence Axa International
-
- 2.45** **Explained: The buying process in France**
Agence Newton

SEMINAR THEATRE 2

SATURDAY

- 11.15 Living and working in France**
Panel seminar, hosted by FrenchEntrée Editor Zoë Smith
-
- 12.00 Healthcare in France: From taking the first steps to living the dream**
Lonemi featuring Agence Axa International
-
- 12.45 Moving and retiring to France**
Panel seminar, hosted by French Property News Editor Karen Tait
-
- 1.30 Beyond visas: Your relocating to France checklist**
Panel seminar, hosted by FrenchEntrée Editor Zoë Smith
-
- 2.15 How much does it cost to buy and renovate in France**
Panel seminar, hosted by French Property News Editor Karen Tait

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The new French property portal from FrenchEntrée

Find your dream property in France

Use the form below or click an area on the map to begin your search.

Search Region, Department, Mairied Town

€0 - €5,000,000+ Reference Minimum Beds

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Region Map Department Map

Find Your Dream Property in France

French Entrée

Property for sale in Tarn

18 properties found

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- Stunning Family Home in Cognac Les Pins! €295,000
- House, garden, garage and breathtaking view! €398,000

Discover thousands of homes across every region of France with the new **FrenchEntrée property database**.

From rural farmhouses and cosy cottages to coastal apartments and elegant châteaux, **PropertyInFrance.com** makes it easy to search for your perfect French property.

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COUNTRY LIVING WITH CITY CONVENIENCE

For the best of both worlds, why not buy a home in a rural or village setting but close to a French city, writes **Karen Tait**

A tip recently offered by an estate agent who will be exhibiting at the French Property Exhibition really caught my attention. The advice was to buy a property within an hour or less of a vibrant French city. You can still have a rural or village location but you will also be close to everything a larger urban centre can offer, whether that be practical considerations like travel hubs, shops, work and medical facilities, or cultural attractions such as theatres, museums, galleries, restaurants and nightlife. So here's our pick of eight fantastic cities from which to start your search.

NEAR PARIS – RURAL CHARM WITHIN REACH OF THE CAPITAL



While Parisian property prices can be prohibitive, buying just outside the capital opens up far more affordable options.

Areas such as the Île-de-France outer suburbs, the Vexin Français Regional Natural Park and parts of Seine-et-Marne offer village houses, *longères* and family homes at significantly lower prices. For UK buyers, proximity to Paris means easy Eurostar access and excellent rail and road connections, making these areas ideal for second homes or part-time living. You can enjoy a peaceful rural setting while reaching central Paris in under an hour. Rental demand is also strong, particularly from professionals commuting into the city, making this a sensible choice for those balancing lifestyle with investment potential.

NEAR LYON – VILLAGE LIFE CLOSE TO FRANCE'S SECOND CITY



Lyon is one of France's most dynamic cities, but some of the most appealing property opportunities lie just beyond its limits. >>>

WHERE TO BUY



Nice is the capital of the Riviera

Areas such as the Beaujolais, Monts d'Or and eastern Rhône countryside offer traditional stone houses, vineyards and small villages within easy commuting distance.

For UK buyers, this region offers excellent value properties compared to Paris, alongside outstanding transport links, including high-speed trains and nearby airports. Buying near Lyon – France's gastronomic capital – allows you to enjoy a rich food, wine and cultural scene alongside employment opportunities, while returning home to a quieter, greener environment. It's particularly attractive for families and those planning a longer-term move to France.

NEAR BORDEAUX – VINEYARDS, VILLAGES AND ATLANTIC ACCESS



Bordeaux is one of France's most elegant cities – and its surrounding countryside is equally appealing. Buying in areas such as Entre-Deux-Mers, the Médoc villages or along the River Garonne allows UK buyers to enjoy classic French rural living while remaining close to the city.

These areas offer stone farmhouses, village homes and wine properties, often at prices well below those in Bordeaux itself. The high-speed train to Paris, Bordeaux's international airport and a strong expat presence make the region especially popular with



Lyon, France's capital of gastronomy

British buyers. For those looking for a second home with rental appeal, the combination of countryside charm and city access is hard to beat.

NEAR NICE – HILLSIDE VILLAGES ABOVE THE RIVIERA



Nice is a magnet for international buyers but its surrounding hilltop villages provide a very different lifestyle. Places like Èze, Vence and Mougins, for example, offer breathtaking views, character properties and a more traditional pace of life. For UK buyers, a home near Nice means enjoying the Riviera climate and culture without the intensity



Bordeaux is a gateway to southwest France

– or price tag – of the city itself. These villages are still close to Nice airport and the coast, making them ideal for second homes and holiday rentals. The blend of countryside tranquillity and Mediterranean glamour continues to drive demand and long-term value.

NEAR TOULOUSE – SPACE, SUNSHINE AND STRONG VALUE



Toulouse is one of France’s fastest-growing cities, but its surrounding countryside offers exceptional value. The Haute-Garonne, Gers and Tarn departments provide spacious rural homes, often with land and gîtes, at prices that remain accessible. With strong employment from the

aerospace sector and a large student population, Toulouse supports consistent rental demand, even in nearby rural areas. The region’s relaxed lifestyle, warm climate and good transport links make it ideal for those seeking a slower pace of life without sacrificing connectivity. It’s particularly appealing for buyers focused on value and long-term affordability.

NEAR CALAIS – AFFORDABLE RURAL LIVING CLOSE TO THE UK



Calais is often overlooked, yet buying near this northern coastal city can be an excellent option for UK buyers prioritising accessibility and value. With the Channel Tunnel and ferry port nearby, this is one of the easiest parts of France to reach from the UK.



The Opal Coast close to Calais



Toulouse is known as the Ville Rose

WHERE TO BUY



Montpellier is one of southern France's most dynamic cities

The countryside of Pas-de-Calais and the beaches of the Côte d'Opale offer village houses, former farm buildings and seaside homes at some of the most affordable prices in northern France. For British buyers seeking a second home for frequent short stays – or a permanent move that remains close to family in the UK – buying near Calais provides a practical and cost-effective solution. Plus, you have the advantage of being near the culturally rich city of Lille, just half an hour away by high-speed train – why not base yourself between the two cities, then you have the best of both worlds!

NEAR NANTES – COASTAL INFLUENCE AND LAIDBACK LIVING



Nantes is known for its excellent quality of life

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Nantes is consistently ranked among France's best cities for quality of life, and its surrounding areas offer superb opportunities for buyers seeking space and affordability. The countryside of the Loire-Atlantique, Loire Valley and seaside villages is particularly attractive. UK buyers are drawn to the region for its relaxed pace, mild climate and proximity to the coast. Buying near Nantes gives easy access to beaches, vineyards and historic towns, while remaining close to a thriving city with good transport links and a growing economy. Property prices are competitive compared to southern France.

NEAR MONTPELLIER – MEDITERRANEAN LIFESTYLE WITH RURAL CALM



Montpellier is a vibrant city in southern France, but its surrounding countryside and coastal villages offer a more relaxed pace of life. Areas such as the Hérault hinterlands, Pic St-Loup and villages near the Mediterranean coast provide stone houses, vineyards and character properties. UK buyers choose Montpellier for its sunshine, beaches and lively cultural scene. Living near the city allows for a mix of city amenities and rural charm, making it ideal for second homes, retirement or investment in holiday rentals.

With careful location choice and friendly estate agent advice, buying near – rather than in – a major French city can deliver a richer lifestyle and excellent long-term value.

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Relocation checklist

Relocation expert **Fabien Pelissier** runs through the key things you should think about when making the move

Moving to France is an exciting project, but it is not something to approach lightly. Between visas, housing, healthcare, finances and day-to-day administration, preparation makes the difference between a smooth transition and months of unnecessary stress. This checklist is designed to help expats organise their move step by step, whether you are relocating for work, retirement, family life or a lifestyle change.

1. Clarify your legal right to live in France

Before anything else, confirm how you are legally allowed to live in France. Many delays happen because people choose the wrong visa category at the start.

- Determine whether you need a long-stay visa (most non-EU nationals do)
- Identify the correct visa type (visitor, work, self-employed, family, student)
- Check whether your visa allows work or not
- Understand how your visa leads to a residence permit after arrival

2. Prepare your core documents early

French administration is document-driven; originals, translations and consistency matter. Missing or incorrect documents can delay a move by months. Create a secure folder with:

- Valid passport (check expiry dates carefully)
- Birth certificates and marriage certificates
- Proof of income or financial resources
- Police/criminal record certificates (when required)
- Official translations into French by a sworn translator (for residence permit although usually not required for most visas)
- Medical insurance certificates

3. Plan your finances realistically

France offers excellent public services, but relocation has upfront costs. Moving without sufficient financial stability is one of the most common mistakes expats



Firstly, determine which visa you will need

make. Before moving:

- Create a realistic monthly budget (rent, utilities, transport, insurance)
- Factor in visa fees, residence permit taxes and renewals
- Open a French or EU bank account if possible
- Understand tax residency rules and when you become taxable in France

4. Secure medical insurance from day one

Healthcare access is excellent in France once you are registered, but you can't rely on reimbursement until you are officially registered.

Before arrival:

- Take out private medical insurance covering your visa requirements
- Confirm that your policy covers you as a resident
- Keep proof of coverage readily available

After arrival:

- Register with the French health system when eligible
- Apply for your *carte vitale*
- Consider a *mutuelle* (top-up health insurance)

5. Choose where you will live (carefully)

France varies enormously by region, cost and lifestyle. Visit different areas before committing long-term if possible. Consider

- Urban versus rural living
- Access to healthcare, transport and services

- Schools and childcare (if applicable)
- Proximity to airports or train lines
- Language environment and expat presence

If renting: Expect requests for proof of income and guarantees; budget for deposits and insurance.

If buying: Factor in notary fees and renovation costs

6. Understand education options for children

Schooling is compulsory in France from age 3 to 16. School availability can influence housing choices significantly. If you have children:

- Research public, private and international schools
- Understand zoning rules for public schools
- Confirm application timelines and required documents
- Check what language support options are available for non-French speakers

7. Prepare for French administration (mentally)

French systems work but not always quickly. Organisation is more important than fluency at the beginning.

Expect:

- Paperwork; appointments; delays; requests for documents you already submitted

Helpful habits:

- Keep copies of everything
- Respond promptly to official requests
- Track deadlines carefully
- Be patient but persistent

8. Learn basic French before you arrive

You do not need perfect French, but some French is essential. Language ability reduces stress more than almost any other factor.

Before moving:

- Learn administrative vocabulary



Research the different areas before you commit



Build a support network for successful integration

- Practice everyday situations (appointments, shops, housing etc)
- Understand cultural norms and etiquette

After arrival:

- Continue language learning consistently
- Check whether proof of language ability is required for future permits

9. Build a support network

Moving abroad can feel isolating without support. Integration happens faster when you are not navigating alone.

Helpful steps:

- Join expat groups and local associations
- Attend community events
- Build relationships locally

10. Think long-term from the start

Finally, consider where this move is heading. Decisions made early affect your options years later.

Ask yourself:

- Do I want long-term residence or citizenship?
- How will my income evolve?
- What happens if my situation changes?
- Am I building a sustainable life here?

THE BOTTOM LINE

Moving to France is not about rushing, it is about preparation. Those who succeed are rarely the luckiest, but the best informed. With the right checklist, realistic expectations and professional guidance, France can offer an exceptional quality of life, and a home that truly works for you.

Fabien is the founder of Fab Expat – see him and his team on stand 29 (fabexpat.com)

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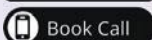
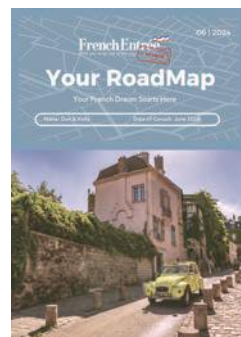
Every step covered... Guidance, advice and support

Whether you're setting up a new life, buying a holiday home, planning retirement or exploring investment opportunities, we are here to help you avoid the common pitfalls of moving to France


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Although different to the UK process, the French property buying system is highly regulated and safe for buyers

BUYING PROPERTY IN FRANCE

What UK buyers need to know

Whether you're dreaming of a bolthole in the countryside, a lock-up-and-leave apartment or even a château, the buying process in France is the same wherever you purchase. It may feel different from the UK, but it is well regulated, transparent and designed to protect buyers – even if you don't speak fluent French.

SEARCHING FOR A PROPERTY

Finding a property in France is easier than ever. Online property portals give you instant access to thousands of homes across the country, along with a good idea of prices in different regions.

There's also plenty of practical advice available online, including our own trusted websites — frenchentree.com, completefrance.com and francepropertyshop.com. Subscribing to *French Property News* is another great way to stay informed as you begin your search.

VIEWING TRIPS & ESTATE AGENTS

Once you've settled on an area, budget and type of property, it's time to contact estate agents. These might be small local agencies, large national French chains or English-speaking British expat agents working in France and the UK. Some *notaires* are also registered to sell property too.

Estate agents in France tend to be more hands-on than in the UK. They will suggest suitable properties, arrange and attend viewings with you, and guide you through the buying process. You may be asked to sign a *bon de visite* form – this is perfectly normal and simply confirms that the agent has shown you a particular property.

MAKING AN OFFER

If you'd like to negotiate on price, your agent can advise you on what's realistic locally. Once your offer is accepted, both buyer and seller sign the sales contract, usually called the *compromis de vente*. This can be prepared by the agent or the *notaire*. The contract can include important conditions



BUYING GUIDE FRENCH PROPERTY



TOP TIPS FOR BUYERS

- ✓ Always use a registered estate agent – you can ask to see their *carte professionnelle*.
- ✓ Protect yourself against exchange rate movements by speaking to a currency specialist early on.
- ✓ Although a *notaire* oversees every sale, UK buyers may also benefit from a specialist cross-border solicitor, especially if they are not fluent in French.
- ✓ If you need a mortgage, talk to a broker before you start viewing properties.
- ✓ Open a French bank account and arrange property insurance in good time.
- ✓ If possible, visit the property on completion day before signing – French properties are sold ‘as seen’.

(*clauses suspensives*), such as getting a mortgage or planning permission. If you need a mortgage, this must be written into the contract.

After signing, UK buyers benefit from a 10-day cooling-off period, during which you can withdraw for any reason. The seller does not have this right. Once the cooling-off period ends, the contract becomes legally binding and a deposit – usually around 10% – is paid to the *notaire*.

SURVEYS & LEGAL CHECKS

After the contract is signed, the *notaire* carries out all legal checks and conveyancing, a process that typically takes three to four months.

The seller must provide a *Dossier de Diagnostic Technique* (DDT), which includes reports on energy efficiency, gas and electrical installations, natural risks (such as flooding), pests (including termites), and the presence of materials such as asbestos or lead. These reports are not the same as a UK-style structural survey, so it's strongly recommended that

buyers arrange an independent survey of their own, ideally before signing the contract.

COMPLETION

Once all checks have been completed, the *notaire* arranges the completion meeting to sign the final contract, known as the *acte de vente*. This usually takes place in the *notaire's* office. If you can't attend in person, you can appoint a power of attorney or, in some cases, sign electronically.

The buyer transfers the remaining balance to the *notaire* in advance. At completion, all fees are paid. Estate agency fees (*frais d'agence*), typically around 5%, are usually included in the advertised price.

Notaires' fees, which include taxes and stamp duty, are paid by the buyer on top of the purchase price and typically come to around 7–10%, depending on the value of the property.

Once everything is signed, the keys are handed over, an *attestation de vente* is issued, and you officially become the happy new owner!

MORBIHAN, BRITTANY

€233,500



Four-bedroom detached property set on a plot of 8,900m² with beautiful mature gardens and woodland. REF - 688256

HAUTE-GARONNE, OCCITANIE

€295,000



Exceptional property with six spacious bedrooms, underground garage, land and swimming pool. REF - 687847

AUDE, OCCITANIE

€199,000



Charming stone house with a sunny terrace and courtyard in a sought-after Minervois village. REF - 688253

TARN-ET-GARONNE, OCCITANIE

€539,000



A substantial townhouse, located in the centre of the prosperous and historic town of Lauzerte. REF - 687886



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Country house with lake, five bedrooms, three bathrooms and large private garden. REF - AT-4700

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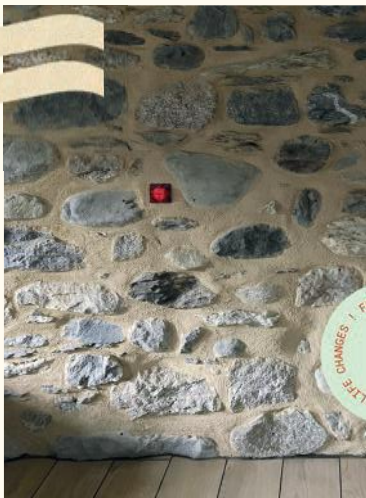
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