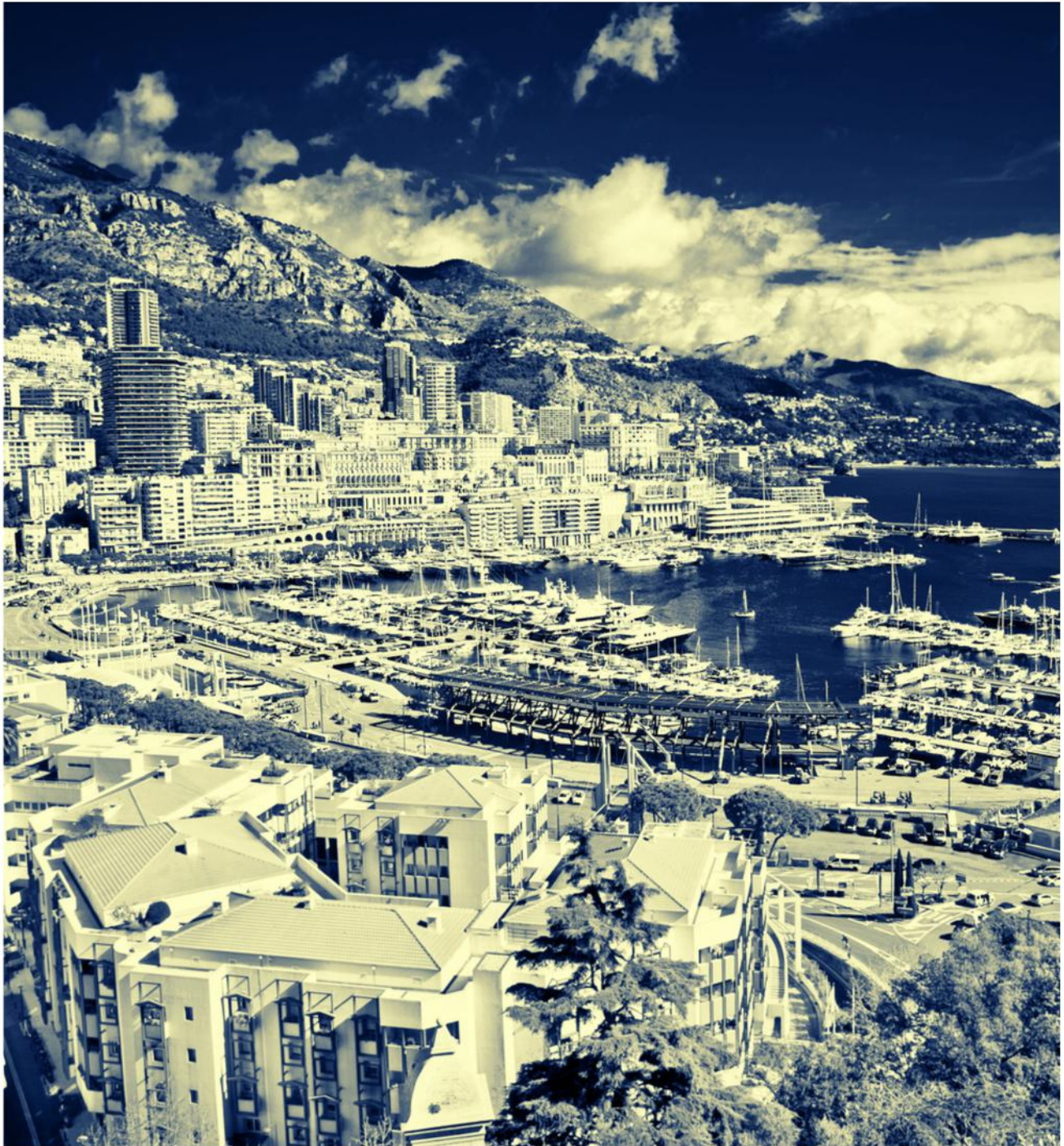


benjaminpratt

REAL ESTATE INVESTMENT | FRANCE & MONACO



JANUARY 2025 | N°1

WWW.BENJAMINPRATT.COM



TABLE OF CONTENTS



EDITORIAL	04
KEY FIGURES	05
PROPERTIES FOR SALE	06
OFF MARKET	40
SOLD PROPERTIES	41
WHY US	49
INVESTING IN FRANCE	52
REVIEWS ★★★★★	68
CONTACT US	69

SINCE ITS FOUNDING IN 2010, BENJAMINPRATT HAS BECOME SYNONYMOUS WITH THE SALE AND PURCHASE OF LUXURY PROPERTIES, ESPECIALLY IN SOME OF THE MOST DESIRABLE LOCATIONS ALONG THE CÔTE D'AZUR AND IN THE PRINCIPALITY OF MONACO.

BUILT ON A PARTNERSHIP BETWEEN BENJAMIN FITOUSSI, FOUNDER & CEO, AN EXPERT IN HIGH-END REAL ESTATE, AND ANDREA SCHMITT, ASSOCIATE AND HEAD OF MARKETING, BENJAMINPRATT REFLECTS THE BALANCE BETWEEN DEEP INDUSTRY KNOWLEDGE AND A STRATEGIC MARKETING VISION. TOGETHER, WE HAVE ALWAYS PRIORITIZED A SHARED PHILOSOPHY—ENSURING THAT THE NEEDS AND EXPECTATIONS OF EACH CLIENT ARE AT THE CENTER OF EVERYTHING WE DO.



OUR CLIENTS TRUST US NOT ONLY FOR
OUR EXPERTISE BUT ALSO FOR OUR
COMMITMENT TO BUILDING GENUINE
RELATIONSHIPS.

WE BELIEVE THAT TRUST AND INTEGRITY
ARE KEY TO LONG-TERM SUCCESS,
WHICH IS WHY WE TAKE THE TIME TO
UNDERSTAND EACH CLIENT'S
INDIVIDUAL NEEDS.

WHETHER YOU'RE LOOKING TO INVEST
IN A STUNNING COASTAL PROPERTY OR
SELL A PRESTIGIOUS ESTATE, WE GUIDE
YOU THROUGH EVERY STEP OF THE
PROCESS WITH CARE AND ATTENTION.

WITH OFFICES IN CAP D'AIL AND MONACO, WE SERVE AN INTERNATIONAL CLIENTELE THAT SEEKS MORE THAN JUST REAL ESTATE TRANSACTIONS; THEY SEEK LIFESTYLE, SECURITY, AND A SENSE OF BELONGING. OUR DEEP UNDERSTANDING OF THESE LOCATIONS ALLOWS US TO OFFER TAILORED SERVICES THAT MATCH THE VARIOUS EXPECTATIONS OF OUR CLIENTS.

AT BENJAMINPRATT, WE ARE NOT JUST IN THE BUSINESS OF CLOSING DEALS. WE ARE HERE TO CREATE LASTING RELATIONSHIPS, BUILT ON PROFESSIONALISM, TRANSPARENCY, AND A GENUINE COMMITMENT TO EXCELLENCE. THIS IS OUR PROMISE: PERSONALIZED SERVICE, UNMATCHED EXPERTISE, AND ABOVE ALL, A FOCUS ON THE SATISFACTION OF OUR CLIENTS, WHICH REMAINS OUR GREATEST REWARD.

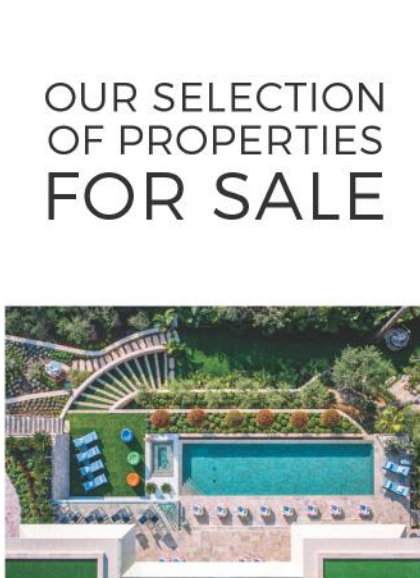
OUR KEY FIGURES AT A GLANCE

CHOOSE TO SELL YOUR PROPERTY WITH US AND BENEFIT FROM A DECADE OF EXPERIENCE AND DEEP EXPERTISE IN THE LUXURY REAL ESTATE MARKET. WITH OUR TWO DISTINGUISHED AGENCIES IN MONACO AND FRANCE, ESTABLISHED SINCE 2010, WE HAVE SUCCESSFULLY SOLD OVER 120 PROPERTIES, GENERATING A TOTAL SALES VOLUME OF 185 MILLION EUROS. OUR NOTABLE ACHIEVEMENTS INCLUDE THE SALE OF A TROPHY ASSET FOR 42 MILLION EUROS AND THE CURRENT EXCLUSIVE LISTING OF A 58 MILLION EURO TROPHY PROPERTY.

ESTABLISHED SINCE 2010	2 AGENCIES MONACO & FRANCE
TROPHY ASSET SOLD 42M€	TROPHY ASSET FOR SALE 58M€
SOLD PROPERTIES + 120	TOTAL SALES 185M€

TRUST US TO ACHIEVE TARGETED RESULTS AND MAXIMIZE THE VALUE OF YOUR PROPERTY.

BY CHOOSING TO SELL WITH US, YOU'LL BENEFIT FROM A SOLE MANDATE THAT ENSURES FOCUSED ATTENTION, A TAILORED MARKETING STRATEGY, AND A COMPETITIVE COMMISSION RATE OF ONLY 4% INCL. VAT—OFFERING YOU GREAT VALUE AND DEDICATED SERVICE THROUGHOUT THE PROCESS.



OUR SELECTION OF PROPERTIES FOR SALE



DISCOVER OUR
EXCLUSIVE COLLECTION OF PROPERTIES.

IN ADDITION TO THOSE FEATURED IN THIS CATALOGUE,
BENJAMINPRATT ALSO OFFERS A SELECTION OF OFF-MARKET ESTATES,
DISCREETLY AVAILABLE TO OUR MOST DISCERNING CLIENTS.

SHOULD YOUR IDEAL HOME NOT BE CURRENTLY LISTED,
WE LEVERAGE OUR EXTENSIVE EXPERTISE AND VAST NETWORK OF
TRUSTED PARTNERS TO ACCESS UNIQUE, UNLISTED PROPERTIES.

WE INVITE YOU TO SHARE YOUR VISION OF THE PERFECT HOME,
AND WE WILL DEDICATE OURSELVES TO MAKING IT A REALITY.

CATALOGUE



RENOVATED APARTMENT

67 M²

2



2 BEDS



OPTIONAL



1 BATH

CELLAR

OPTIONAL



MORE INFO

PRICE: 390 000 €



SMALL TOWN HOUSE TO RENOVATE

 54 M² 28 M² COURTYARD 1 BED 2

IDEAL FOR AIRBNB RENTALS/FIRST-TIME PURCHASE

MORE INFO

PRICE: 450 000 € | SOLE AGENT



MAID'S ROOM

17 M²

LEVELS

7TH FLOOR



KITCHENETTE



ELEVATOR



1 BATH



CONCIERGE



MORE INFO

PRICE: 490 000 €



RENOVATED DUPLEX APARTMENT



138 M²



6 M²



3 BEDS



OPTIONAL



3 BATHS



OPTIONAL



MORE INFO

PRICE: 590 000 €



RENOVATED APARTMENT IN FORMER PALACE



75 M²



1 BATH



1 BED



ELEVATOR



SEA VIEW



A/C



MORE INFO

PRICE: 560 000 €



TOP FLOOR APARTMENT TO RENOVATE



99 M²



BALCONY



2/3 BEDS



8 M²



1 BATH

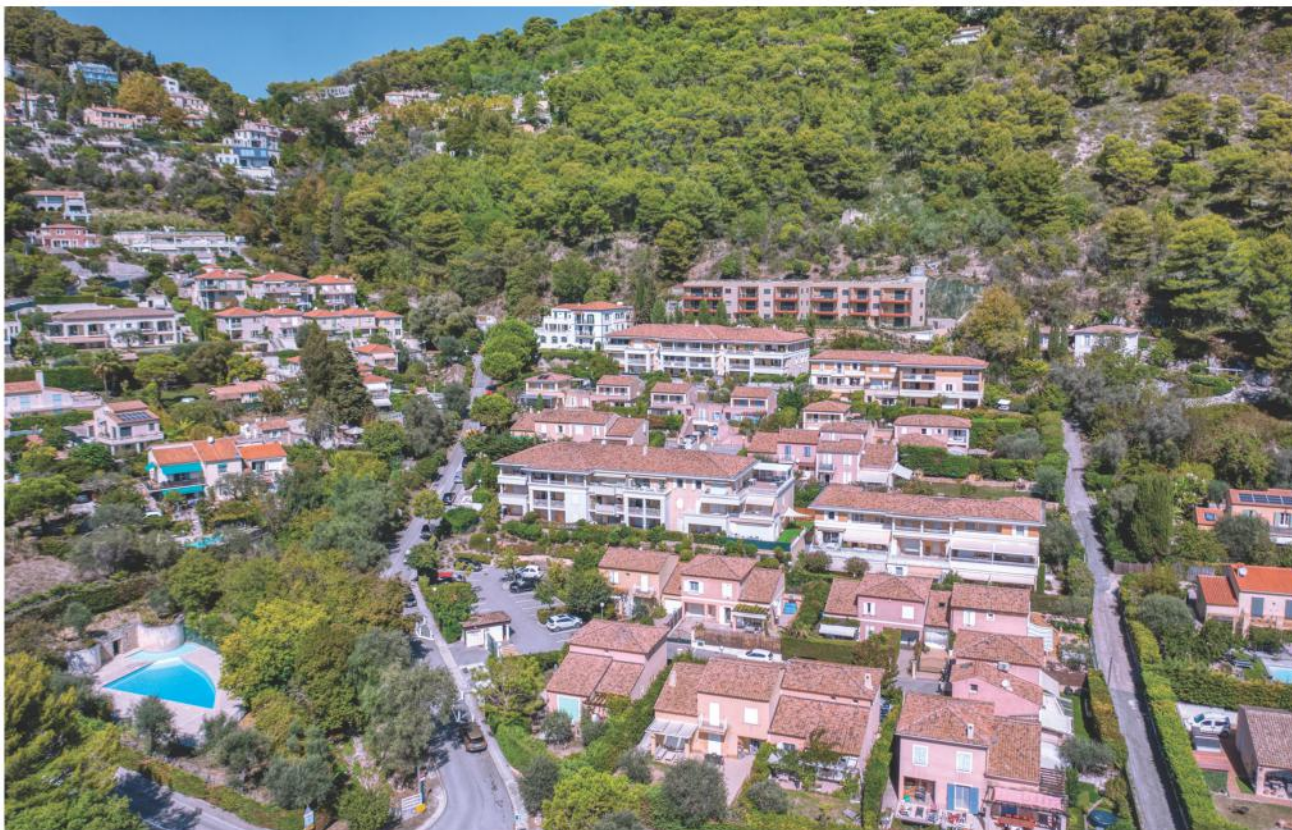


SEA VIEW



MORE INFO

PRICE: 750 000 € | SOLE AGENT



LOVELY SEMI-DETACHED VILLA

105 M²250 M²

3 BEDS

15 M²

2 BATHS



SHARED



MORE INFO

PRICE: 795 000 € | SOLE AGENT



LUXURY RENOVATED APARTMENT

92 M²10 M² + 8 M²

2 BEDS



1



2 BATHS

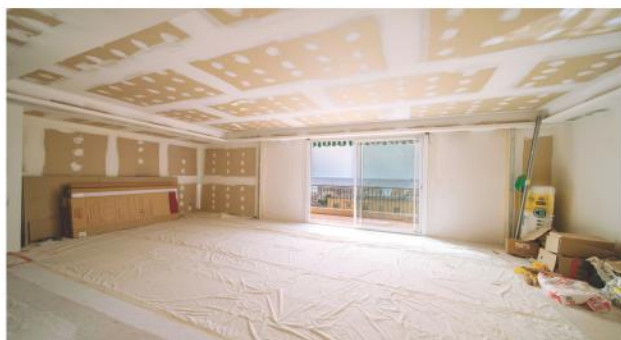


SHARED



MORE INFO

PRICE: 1 090 000 €



TOP FLOOR APARTMENT UNDER RENOVATION



156 M²



19 M² + 46 M²



3 BEDS



GARAGE



2 BATHS



SEA VIEW




MORE INFO

PRICE: 1 200 000 €



APARTMENT IN HISTORIC CASTLE

 93 M²

 50 M²

 3 BEDS

 INDOOR PARKING

 2 BATHS

 SHARED



MORE INFO

PRICE: 1 350 000 €



MAGNIFICENT GARDEN-FLOOR APARTMENT



113 M²



106 M²



2 BEDS



120 M²



2 BATHS



30 M²



MORE INFO

PRICE: 1 300 000 € | SOLE AGENT



SUPERB PENTHOUSE APARTMENT

155 M²160 M²

4 BEDS



2 PARKINGS



2 BATHS



SHARED



MORE INFO

PRICE: 1 590 000 €



VILLA WITH MAGNIFICENT VIEWS



308 M²



2550 M²



5 BEDS



4 PARKINGS



230 M²



1



MORE INFO

PRICE: 1 850 000 € | SOLE AGENT



STUNNING APARTMENT NEAR BEACH & MONACO

107 M²46 M²

1 BED



INDOOR PARKING



2 BATHS



SOUTH



MORE INFO

PRICE: 1 987 500 €



📍 120 Avenue du Trois Septembre - 06320 Cap d'Ail

📏 Monaco: 1,8Km



EMPTY COMMERCIAL PREMISES



220 M²



1 TERRACE



70 M²

LEVELS 3

IDEAL FOR MULTIDISCIPLINARY MEDICAL CENTRE



MORE INFO

PRICE: 2 100 000 € | SOLE AGENT



VILLA TO RENOVATE



170 M²



530 M²



4 BEDS



GARAGE



3 BATHS



GRANTED



MORE INFO

PRICE: 2 220 000 € | SOLE AGENT



STUNNING WATERFRONT DUPLEX PENTHOUSE



117 M²



ROOF 43 M² + 11 M²



4 BEDS



FREE PARKING



2 BATHS



CONCIERGE



MORE INFO

PRICE: 2 300 000 € | SOLE AGENT



AMAZING BOURGEOIS-STYLE PENTHOUSE



135 M²



ROOF 60 M²



3 BEDS



2 PARKINGS



3 BATHS



SHARED



MORE INFO

PRICE: 3 700 000 €



SUPERB PROPERTY • 2 RENOVATED VILLAS



265 M² + 85 M²



900 M²



5 BEDS



GARAGE: 4 CARS



5 BATHS



1



MORE INFO

PRICE: 6 500 000 €



EXCLUSIVE VILLA WITH EXCEPTIONAL DEVELOPMENT POTENTIAL

ÈZE • MOYENNE CORNICHE



280 M²



70 M²



3 BEDS



3500 M²



2 BATHS



GARAGE & PARKINGS

CONSTRUCTIBILITY:

EXTENSION OPTION:

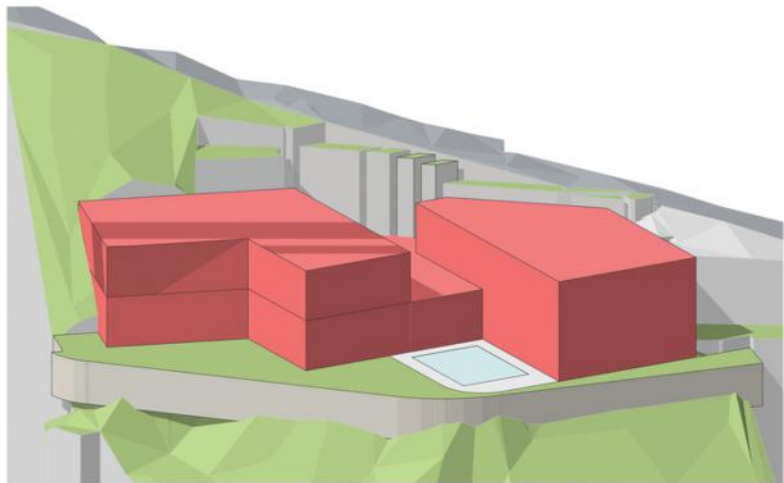
+ 977M² LIVING AREA AND + 524M² GARAGE
TOTALING 1,780M²

REBUILD OPTION:

800M² LIVING AREA AND + 400M² GARAGE
TOTALING 1,200M²

ARCHITECTURAL STUDY AVAILABLE UPON REQUEST.

SOLE AGENT



JUST 5 MINUTES FROM MONACO, THIS UNIQUE PROPERTY OFFERS TREMENDOUS VALUE & VERSATILITY.

INVESTMENT OVERVIEW:

- ESTIMATED VALUE POST-PROJECT: €16M-€18M
- CONSTRUCTION COST: APPROX. €6M
- LAND VALUE (RESIDUAL): €10M-€12M
- ASKING PRICE: €5.4M



REF. VV382

NOTABLE FEATURES:

- ADJACENT TO THE PRESTIGIOUS CHÂTEAU BALZAN ESTATE (LISTED AT €300M)
- CALM, PRIVATE SETTING WITH NO OVERLOOKING PROPERTIES
- BREATHTAKING SEA AND NATURAL VIEWS ASSURED BY PROTECTED WOODLAND

PRICE: 5 400 000 €



VILLA MARINA BELLA: A RARE SEASIDE GEM

FOR THE FIRST TIME ON THE MARKET SINCE 1947

NESTLED IN A PRIME BEACHFRONT LOCATION BETWEEN THE ICONIC VILLA KERYLOS AND VILLA EIFFEL, VILLA MARINA BELLA IS MORE THAN A HOME—IT'S AN UNFORGETTABLE EXPERIENCE. MAJESTICALLY SET IN A SECLUDED BAY ON THE BEAULIEU-SUR-MER PENINSULA, THE VILLA OFFERS BREATHTAKING MEDITERRANEAN VIEWS FROM CAP D'AIL TO CAP FERRAT. JUST A SHORT WALK FROM THE TOWN CENTER YET PERFECTLY SECLUDED, THE VILLA STRIKES A BALANCE BETWEEN TRANQUILITY AND ACCESSIBILITY. WITH DIRECT ACCESS TO THE BEACH, IT PROMISES AN UNPARALLELED CONNECTION TO THE SCENIC BEAUTY OF THE CÔTE D'AZUR.

SOLE AGENT



BEAULIEU SUR MER

 204 M²

 170M²

 5 BEDS

 DOUBLE GARAGE

 4 BATHS

 BEACH ACCESS

WATERFRONT | TIMELESS RIVIERA CHARM | UNMATCHED

VILLA MARINA BELLA IS A RARE CHANCE TO OWN A HISTORIC GEM IN BEAULIEU-SUR-MER – A PRIVATE SANCTUARY ON THE COVETED FRENCH RIVIERA.



REF. VV384

PRICE ON APPLICATION



EXCEPTIONAL RENOVATED WATERFRONT APARTMENT

CAP D'AIL BELLE ÉPOQUE – A DREAM APARTMENT ON THE CÔTE D'AZUR

STEP INTO A SLICE OF HISTORY WITH A LUXURIOUS BELLE ÉPOQUE APARTMENT IN CAP D'AIL. ORIGINALLY THE VILLA "GIOIA MIA," BUILT IN 1904 AND ONCE OWNED BY FAMED DRAMATIST SACHA GUITRY, THIS EXCLUSIVE WATERFRONT RESIDENCE PROMISES AN EXPERIENCE REMINISCENT OF THE GREAT GATSBY. WITH EXPANSIVE MEDITERRANEAN VIEWS AND DIRECT ACCESS TO SCENIC COASTAL TRAILS, THIS 5-BEDROOM PROPERTY INCLUDES ELEGANT LIVING SPACES, INDEPENDENT STUDIOS, AND A LUSH GARDEN. SITUATED AWAY FROM TRAFFIC, IT OFFERS A TRANQUIL YET OPULENT LIFESTYLE—TRULY ONE OF THE MOST BEAUTIFUL APARTMENTS ON THE RIVIERA.

SOLE AGENT



CAP D'AIL • MALA



240 M²



450 M²



5 BEDS



GARAGE



5 BATHS



BEACH
ACCESS

DREAM APARTMENT | WATERFRONT | BELLE EPOQUE

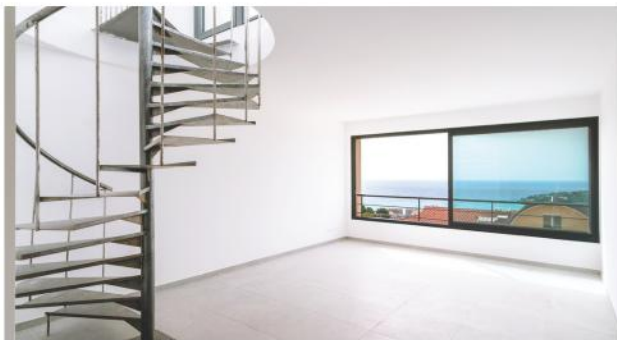
FULLY RENOVATED, THE APARTMENT
BOASTS EXQUISITE FINISHES AND IS
OUTFITTED WITH ONLY THE FINEST,
HIGH-END AMENITIES.



REF. VA414

ALL JUST MOMENTS AWAY FROM MONACO.

PRICE: 9 800 000 €



NEW BUILDING NEARING COMPLETION • 850M²

- 14 APARTMENTS: 850M²
- TERRACES + PRIVATE GARDENS: 1000M²
- 1 RECEPTION AREA
- 34 PARKING SPACES: 530M²
- COMMUNAL SWIMMING POOL AND GARDENS

STRONG PROJECTED PROFITABILITY • REDUCED NOTARY FEES 2.5%



MORE INFO

PRICE: 9 600 000 €



EXCEPTIONAL PROPERTY • 2 VILLAS TO PERSONALISE



670 M²



2550 M²



6 BEDS



8 PARKINGS



6 BATHS



2



MORE INFO

PRICE: 10 000 000 €



AMAZING RENOVATED APARTMENT • MIXED USE

 250 M²

 OPTIONAL

 4 BEDS

 ELEVATOR

 4 BATHS

 CONCIERGE



MORE INFO

PRICE: 13 650 000 €



EXCEPTIONAL MASTERPIECE VILLA



550 M²



2450 M²



8 BEDS



2 GARAGES
5 PARKINGS



8 BATHS

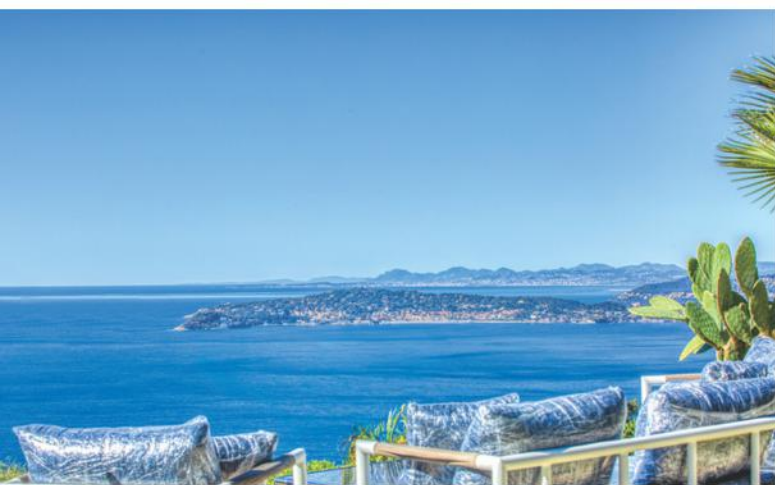


POOL • SAUNA • SPA



MORE INFO

PRICE: 15 750 000 €

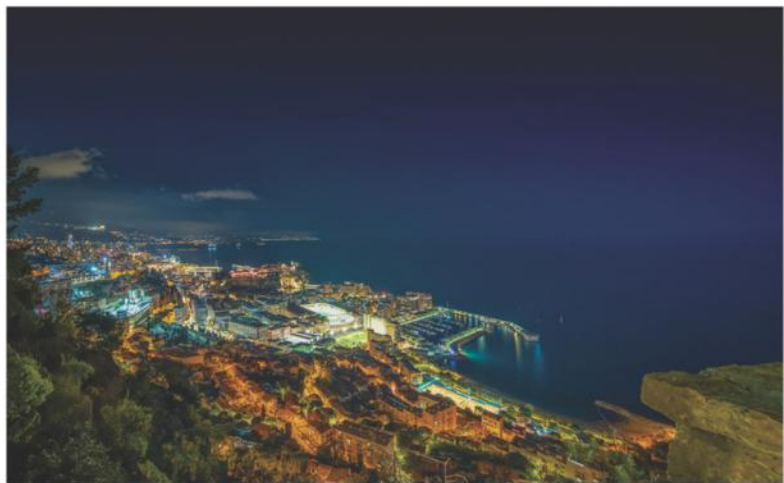


ICONIC CALIFORNIAN TROPHY PROPERTY

NESTLED IN THE HEART OF THE PRESTIGIOUS CÔTE D'AZUR, THIS ESTATE EPITOMIZES LUXURY LIVING WITH A MODERN TWIST. OVERLOOKING THE SPARKLING MEDITERRANEAN SEA, THE EXQUISITE TURNKEY PROPERTY OFFERS UNPARALLELED VIEWS OF MONACO AND THE ELEGANT SAINT-JEAN-CAP-FERRAT PENINSULA. WITH ITS SLEEK, CONTEMPORARY ARCHITECTURE THAT SEAMLESSLY BLENDS WITH THE TIMELESS BEAUTY OF THE RIVIERA, IT STANDS AS A RARE AND DISTINGUISHED GEM ALONG THE FRENCH COASTLINE.

THIS ESTATE IS MORE THAN A RESIDENCE; IT'S A LIFESTYLE STATEMENT, COMBINING PRIVACY, ELEGANCE, AND STATE-OF-THE-ART LUXURY IN ONE OF THE MOST SOUGHT-AFTER ADDRESSES IN THE WORLD.

SOLE AGENT



CAP D'AIL


 750 M²

 100 M²
GUESTHOUSE

 7000 M²

 250 M²

 HOME
CINEMA

 POOL · SPA · GYM

LUXURY RETREAT | COASTAL HAVEN | RIVIERA GEM

ONLY 5 MINUTES FROM MONACO,
THIS EXTRAORDINARY PROPERTY
IS PERFECTLY SITUATED.



AN UNMATCHED EXPERIENCE OF MEDITERRANEAN
SPLENDOR, SURROUNDED BY ELEGANCE AND
LUXURY AT EVERY TURN.

PRICE ON APPLICATION





ATELIERALLIONE
A R C H I T E C T E S

SAINT-JEAN-CAP-FERRAT | CANNES | BEAULIEU-SUR-MER
www.atelierallione.fr contact@atelierallione.fr



OFF MARKET PROPERTIES

At BENJAMINPRATT,

while we offer a wide range of properties, we also specialize in OFF-MARKET PROPERTIES – exclusive listings that aren't publicly available. These properties are sold privately, offering our clients access to exceptional homes before they reach the open market. If you're looking for privacy, discretion, and the chance to find a truly unique property, our off-market listings are the perfect opportunity.

We have a selection of exclusive off-market properties available for discerning buyers. To learn more about these unique opportunities, reach out to us directly. Our team is ready to provide personalized assistance and help you discover exceptional homes that aren't publicly listed.

SCAN THE QR CODE FOR
MORE INFORMATION OR TO
CONTACT US DIRECTLY FOR
EXCLUSIVE OFF-MARKET
PROPERTY DETAILS



OFF MARKET



SOLD BY
BENJAMINPRATT



AT BENJAMINPRATT,

WE TAKE PRIDE IN PRESENTING A CURATED SELECTION OF PROPERTIES THAT HAVE BEEN SUCCESSFULLY ENTRUSTED TO US AND SOLD TO DISCERNING CLIENTS. EACH SALE REPRESENTS NOT ONLY A COMPLETED TRANSACTION BUT ALSO THE REALIZATION OF A CLIENT'S VISION FOR THEIR IDEAL PROPERTY.

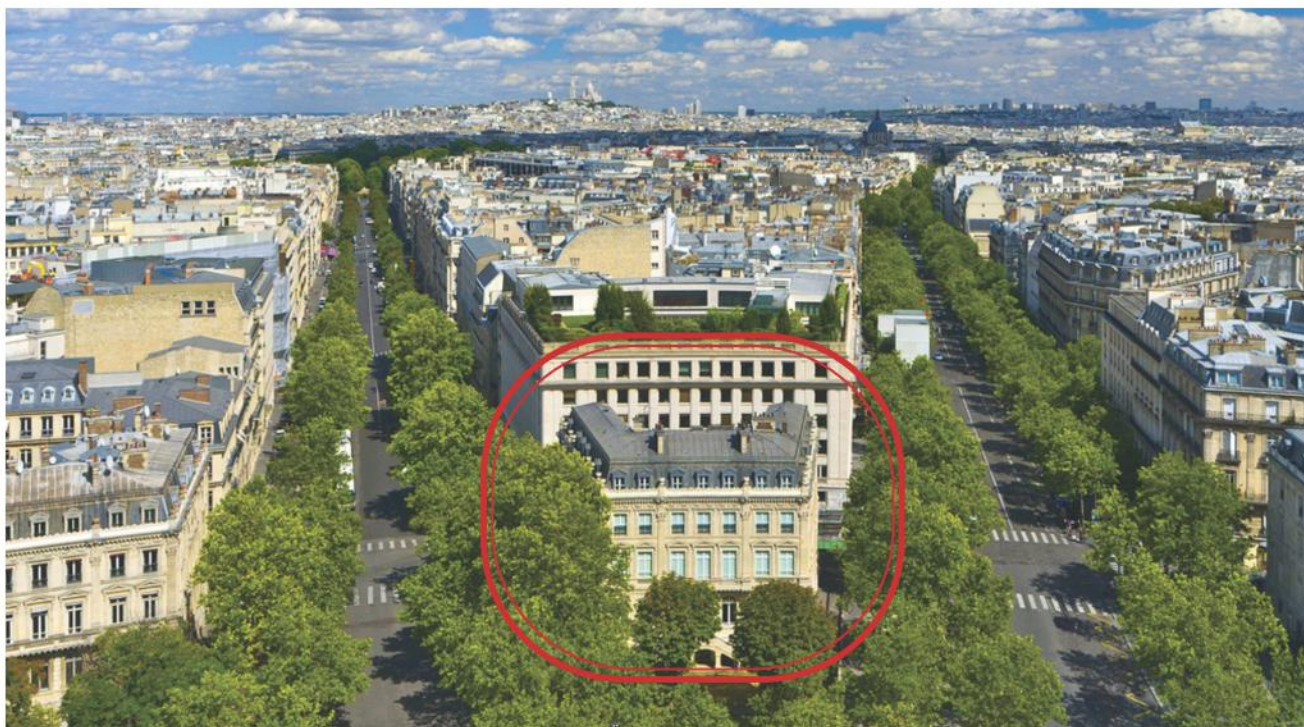
THESE SOLD HOMES ARE A TESTAMENT TO OUR UNWAVERING DEDICATION, EXPERT MARKET INSIGHT, AND PERSONALIZED APPROACH. WE BRING TOGETHER BUYERS AND SELLERS IN A SEAMLESS PROCESS, ACHIEVING RESULTS THAT EXCEED EXPECTATIONS.

WHETHER THROUGH FEATURED LISTINGS OR DISCREET OFF-MARKET TRANSACTIONS, OUR COMMITMENT REMAINS THE SAME: TO DELIVER EXCEPTIONAL SERVICE AND UNMATCHED VALUE. AS WE CELEBRATE THE HOMES THAT HAVE FOUND THEIR NEW OWNERS,

WE INVITE YOU TO EXPLORE THE POSSIBILITIES OF WORKING WITH US IN MAKING YOUR NEXT REAL ESTATE JOURNEY A SUCCESS.



SOLD BY BENJAMINPRATT



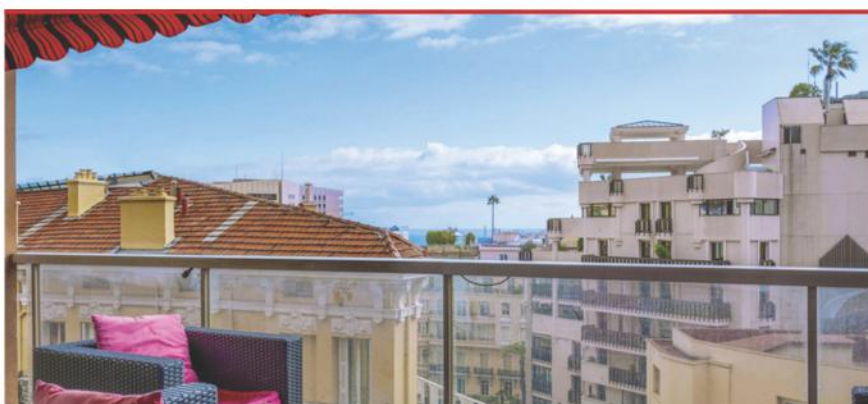
BENJAMINPRATT: A LEGACY IN PRESTIGIOUS REAL ESTATE

IN 2014, BENJAMINPRATT PROUDLY FACILITATED THE SALE OF ONE OF FRANCE'S MOST ICONIC AND HISTORIC BUILDINGS LOCATED ON THE PRESTIGIOUS PLACE DE L'ÉTOILE, PARIS, OVERLOOKING THE WORLD-RENOWNED ARC DE TRIOMPHE. THIS ARCHITECTURAL GEM, NOW HOME TO THE EMBASSY OF KAZAKHSTAN, STANDS AT THE INTERSECTION OF PARIS' MOST CELEBRATED AVENUES, INCLUDING AVENUE HOCHÉ AND AVENUE DE FRIEDLAND.

THE BUILDING'S RICH HISTORY, ROOTED IN NAPOLEON I'S VISION FOR PARIS AND BARON HAUSSMANN'S MASTERFUL URBAN DESIGN, PLACES IT AMONG THE CITY'S MOST DISTINGUISHED LANDMARKS. TODAY, IT NOT ONLY SERVES AS A VITAL DIPLOMATIC HUB BUT ALSO REPRESENTS THE GRANDEUR OF PARISIAN ARCHITECTURE AND KAZAKHSTAN'S INTERNATIONAL PRESENCE..



SOLD: PARIS



BEAUSOLEIL · L'ALCAZAR
APARTMENT
SOLD · SOLE AGENT



120 M²



3 BEDS



119 M²



CAP D'AIL
PENTHOUSE
SOLD · SOLE AGENT



122 M²



3 BEDS



167 M²



CAP D'AIL · MALA
APARTMENT
SOLD · SOLE AGENT



92 M²



2 BEDS



20 M²



CAP D'AIL · MALA
APARTMENT
SOLD · SOLE AGENT



145 M²

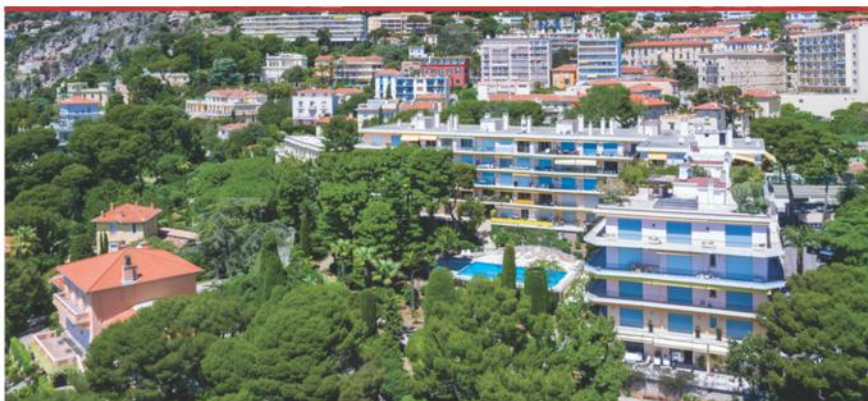


3 BEDS



27 M²

SOLD: BEAUSOLEIL / CAP D'AIL



CAP D'AIL • MALA
APARTMENT
SOLD • SOLE AGENT



190 M²



4 BEDS



34 M²



CAP D'AIL • WATERFRONT
APARTMENT
SOLD • SOLE AGENT



220 M²



5 BEDS



450 M²



CAP D'AIL • WATERFRONT
VILLA
SOLD



153 M²



4 BEDS



550 M²



CAP D'AIL
PROPERTY
SOLD



670 M²



8 BEDS



6200 M²

SOLD: CAP D'AIL



CAP D'AIL
PLOT
SOLD

WITH BUILDING
PERMIT FOR 2
NEW VILLAS



2600 M²



CAP D'AIL
PLOT
SOLD

WITH
BUILDING PERMIT



800 M²



7000 M²



ÈZE · WATERFRONT
PENTHOUSE
SOLD



215 M²



4 BEDS



190 M²



SAINT LAURENT D'EZE
PROVENÇAL VILLA
SOLD



205 M²



3 BEDS



2600 M²

SOLD: CAP D'AIL / ÈZE



LA TURBIE
VILLA
SOLD · SOLE AGENT



300 M²



4 BEDS



1120 M²



LA TURBIE · LES RÉVOIRES
VILLA
SOLD · SOLE AGENT



320 M²



7 BEDS



1500 M²



ROQUEBRUNE CAP MARTIN
VILLA
SOLD · SOLE AGENT



270 M²



6 BEDS



1300 M²



RCM · HAMEAU
VILLA
SOLD



340 M²



5 BEDS



1700 M²

SOLD: LA TURBIE / ROQUEBRUNE CAP MARTIN



RCM • TORRACA
VILLA
SOLD • SOLE AGENT



190 M²



4 BEDS



1500 M²



ROQUEBRUNE CAP MARTIN
BUILDING & HOUSE
SOLD • SOLE AGENT

7 APTS + 1 HOUSE



477 M²



1580 M²



SAINT JEAN CAP FERRAT
APARTMENT
SOLD



100 M²



3 BEDS



22 M²



SAINT JEAN CAP FERRAT
VILLA
SOLD • SOLE AGENT



135 M²



3 BEDS



1150 M²

SOLD: ROQUEBRUNE CAP MARTIN / SAINT JEAN CAP FERRAT



VILLEFRANCHE SUR MER
VILLA
SOLD



180 M²



6 BEDS



750 M²



VILLEFRANCHE SUR MER
VILLA
SOLD



350 M²



6 BEDS



1900 M²



MONACO
OFFICE
SOLD



11 M²



GARDEN



YES



MONACO
OFFICE
SOLD



110 M²



1



YES

SOLD: VILLEFRANCHE SUR MER / MONACO

WHY SELL WITH US?

TRUST YOUR PROPERTY SALE TO REAL ESTATE PROFESSIONALS COMMITTED TO DELIVERING EXCEPTIONAL RESULTS. WITH OUR EXPERTISE AND PERSONALIZED MARKETING STRATEGIES, WE ENSURE A SMOOTH AND TIMELY SALE OF YOUR PROPERTY. WE OFFER A FREE, PRECISE PROPERTY VALUATION BASED ON OUR IN-DEPTH MARKET KNOWLEDGE AND ARE READY TO ASSIST YOU AT EVERY STAGE OF THE PROCESS.

OUR SERVICES INCLUDE:

- FREE PROPERTY VALUATION
- COMPLIANCE WITH LEGAL SALE REQUIREMENTS
- PROFESSIONAL PHOTOGRAPHY AND HIGH-QUALITY PRESENTATIONS
- PROFESSIONAL VIDEO PRODUCTION
- REGULAR MAILINGS TO POTENTIAL BUYERS THROUGH OUR FRANCE AND MONACO OFFICES
- ACCESS TO OUR NETWORK OF LOCAL AND INTERNATIONAL BUYERS
- TARGETED ADVERTISING IN SPECIALIZED PRESS
- COLLABORATIVE MARKETING WITH REGIONAL AGENCIES
- ONLINE PROMOTION ON OUR WEBSITE AND PARTNER SITES
- SOCIAL MEDIA MARKETING TO BROADEN YOUR PROPERTY'S REACH
- SHOWCASE DISPLAY OF YOUR PROPERTY
- FULL SUPPORT FROM SALE AGREEMENT TO FINAL SIGNATURE

WHY CHOOSE US?

BY SELLING WITH US, YOU'LL BENEFIT FROM A SOLE MANDATE, ENSURING FOCUSED ATTENTION, A CUSTOMIZED MARKETING APPROACH, AND A COMPETITIVE COMMISSION RATE OF JUST **4% (INCL. VAT)**—OFFERING EXCELLENT VALUE AND DEDICATED SERVICE EVERY STEP OF THE WAY.



PRIVATE BEACH CLUB

2 allée de la Mala
06320 CAP-D'AIL

Follow us on





« LA PLAGE LA PLUS ICONIQUE »
de la Côte d'Azur

*Another day
in Paradise...*

INVESTING IN FRANCE

Property taxation 2024



Cabinet **Roche & Cie**

www.cabinet-roche.com

THE ROCHE & CIE TEAM



Since it was founded in 1948, the firm Roche & Cie has surrounded itself with experienced co-workers from very diverse backgrounds and professional experiences to offer you a wide range of services.

As an accounting firm in France, our job is to put our expertise on your behalf in a way that suits your operational style. In this way, you can meet the challenges and opportunities that generate value.

Cabinet Roche & Cie

40 Rue du Président
Édouard Herriot - BP 1222
69202 - LYON Cedex 01



Laurent De Sars



Bertrand Nebout



Maylis Chassoux



Thomas Allegre



Sandy Dalmas



Rodica Colomera



Sarah Quenet



*Jean-Baptiste
Dupont*



Marie Bourricand



Natacha Dupont



Dimitri Blanc

Cabinet Roche & Cie

Contact

+33 (0) 4 78 27 43 06
www.cabinet-roche.com
contact@cabinet-roche.com

EDITO

In the world of real estate investment in France, non-resident investors face a unique challenge: understanding and navigating the complex labyrinth of French taxation. Faced with a multitude of taxes, regulations and subtleties, it is essential for international investors to master the tax aspects of their investments in order to maximize returns and comply with legal requirements.

With this in mind, we are proud to present this comprehensive guide to French real estate taxation for non-resident investors. The result of in-depth expertise and a commitment to transparency, this guide has been designed to provide you with the knowledge you need to confidently navigate the French tax landscape.

Whether you're a foreign investor seeking to understand the nuances of French taxation, or a real estate professional looking to deepen

your knowledge, this guide is specially designed to accompany you at every stage of your journey. From understanding the different applicable taxes to optimizing the management of your real estate assets, we cover a full range of topics with clarity, precision and relevance for international investors.

We recognize that real estate taxation in France can seem daunting, especially to persons who are unfamiliar with its particularities. However, we firmly believe that education is the key to success. Our aim is to provide you with the tools you need to understand, plan and optimize your real estate investments in France, wherever you live.

Together, let's dive into the mysteries of French real estate taxation and turn challenges into opportunities. We are convinced that this guide will become an invaluable resource in your real estate investment journey in France.





KEY STEPS



Cabinet Roche & Cie

BREAKDOWN OF COSTS

Only the purchaser is liable for the notary fees.
The purchaser also pays for the registration costs.



THE ROLE OF THE NOTARY

The notary plays a central role in real estate transactions. He is involved in drawing up the deed of sale, and guarantees the legal security of the transaction: he collects and verifies the validity of the documents relating to the property, then proceeds with the public registration of the sale.

As an impartial advisor, he ensures that all parties fully understand the implications of the real estate transaction. His fees are included in the compulsory acquisition costs, averaging 0.9% of the purchase price.

A photograph of a blue door with a brass handle and a building in the background. The door is the main focus, with a brass handle and a decorative brass plate. The background shows a building with a blue roof and a dormer window. The text "THE CHOICE OF LEGAL STRUCTURE" is overlaid on the door.

THE CHOICE OF LEGAL STRUCTURE

Choosing a legal structure for your real estate investment in France depends on many factors such as the number of investors, their family ties, the purpose of the investment, or still the investor's country of tax residence, etc.

ACQUISITION IN OWN NAME

Simple but flexible investment approach that is universally understood.

Warning: If jointly owned, that decisions must be unanimous is sometimes a source of conflict.

THE SOCIÉTÉ CIVILE IMMOBILIÈRE - SCI

Objective: To facilitate managing a real estate asset owned by several people (decision making)

A fiscally-transparent company for income tax purposes, which can opt to be subject to corporate tax.

Suitable for private use of the property (no benefit in kind)

The SCI can rent unfurnished properties, but it is not suited to furnished rentals

Warning: The fiscal transparency of this company is not always recognized abroad.

THE FAMILY LLC

Commercial company formed between members of the same family.

Fiscally transparent for income tax purposes

Suitable for furnished rentals

Warning: The fiscal transparency of this company is not always recognized abroad.

FOREIGN COMPANIES*

Often assimilated to fiscally-opaque commercial companies (corporate tax)

Numerous reporting obligations in France

Warning: If private use of the property: declaration of a benefit in kind (rent).

*outside France

www.cabinet-roche.com



LOCAL TAXES

In France, there are essentially two local taxes called 'taxe d'habitation' (residence tax) and 'taxe foncière' (property tax).

PROPERTY TAX

This tax is due each year by the owners of a built or unbuilt property (dwellings, industrial and commercial premises, land etc.).

The property tax is calculated by the tax authorities in relation to the notional 'cadastral' rental value of the property and the rate determined by the local authorities.

Payment deadline
MID-OCTOBER

RESIDENCE TAX

This tax only concerns secondary residences and is due by the owners or usufructuaries. This tax is calculated directly by the tax authorities in relation to the location of the occupant on 1st January of the tax year.

The amount due is calculated by multiplying the net rental value of the real property by the tax rate determined by the regional authorities.

Payment deadline
MID-NOVEMBER

Cabinet Roche & Cie

TAXATION OF RENTAL INCOME

SEASONAL RENTALS

Plan	FLAT-RATE	ACTUAL
Criteria	Rent < €15 000 / year	Rent > €15 000 / year or optional
determination of taxable benefits	Application of a flat-rate deduction for expenses of 30% (up to 51% in non-ten-sioned rural areas and ski resorts).	Deduction of actual costs and expenses: Water, electricity, insurance, service/management charges, maintenance and repair costs, interest on loans, property tax, accounting depreciation etc...
Declaration	Revenue declared per calendar year. Rents reported directly on the income tax form. Declaration deadline 31 st May of the following year.	Revenue declared per calendar year. Income statement filed before 3rd May of the following year.

NB

If seasonal rentals income exceeds €23,000 per year, the owner must be affiliated to the health insurance system and pay social security charges. However, provisions exist in favor of owners who are affiliated to another health insurance system in Europe.

PROFIT IS TAXED

At the prevailing rate **for French residents**
+ social security contributions of 17.2%

At a minimum tax rate of 20% **for non-residents**
+ social security contributions of 17.2%
(7,5% under conditions for residents of the European Economic Area + Switzerland + UK).





INCOME TAX IN FRANCE



If you are

DOMICILED IN FRANCE FOR TAX PURPOSES

In France, income tax is based on the calendar year: you must declare income received between January 1st and December 31st of each year.

The tax return must be filed at the end of May/ June of the following year (deadlines vary according to place of residence).

You must declare your income from French and foreign sources (tax credits may be granted to avoid double taxation).

NON-RESIDENT

You declare your income from French sources only. Married couples or individuals bound by a civil partnership file joint tax returns.

Cabinet Roche & Cie

HOW IS THE INCOME TAX CALCULATED IN FRANCE?

If you are domiciled in France for tax purposes

The tax is calculated by taking into account the number of people in the tax household. A single person counts for one share and a married couple or a couple bound by a civil partnership counts for two shares. The first two dependent children each count for one-half share, and each subsequent child represents a full share.

For example:

A married couple with
1 child represents: 2.5
shares

A married couple with
3 children represents: 4
shares

TAX CALCULATION

The net taxable income is divided by the number of shares making up the fiscal household. The following progressive scale is applied:

Fraction of taxable income (for one share)	Applicable tax rate* <small>The result is multiplied by the number of shares in the tax household.</small>
Up to €11 294	0%
From €11 294 to €28 797	11%
From €28 797 to €82 341	30%
From €82 341 to €177 106	41%
As of €177 106	45%

NB

IF YOU ARE A NON-RESIDENT

The same method of calculation is used, but minimum tax rates will be applied: 20% on income up to and including €28,797 and 30% thereafter.

CSG CRDS

Income from assets (real estate, investment capital etc.) is also subject to the «CSG CRDS» social security contributions at the rate of 17,2% (7,5% under certain conditions for residents of countries of the European Economic Area + Switzerland + UK).

www.cabinet-roche.com



REAL ESTATE WEALTH TAX

I.F.I: Impôt sur la Fortune Immobilière

You are liable to the IFI when the net value of your real estate wealth is greater than 1.3 million euros.

$$\text{ASSETS} - \text{LIABILITIES} = \text{TAX BASE}$$

TAXABLE ASSETS

All built and unbuilt properties (building land, agricultural land, ...), real estate assets, shares of real estate companies.

Principal/main residence:
(If tax residence is in France),
30% allowance



« In fine » loans
(single amortization
at the end of the loan)

They become partially deductible. The debt is reduced by a prorated amount taking into account the number of years spent on the total number of years of the loan (thus creating a gradual depreciation and therefore a reduction of the deductible debt).

DEDUCTIBLE LIABILITIES

Only certain debts are deductible.

GENERAL RULE

are deductible the debts existing on January 1 of the taxation year and which are related to the acquisition of the property, the expenses of repairs, maintenance, construction, reconstruction or enlargement.

TAX DEBTS

only those related to the taxable properties.

LOANS AND BANK DEBTS

Debts contracted
in the family circle

These debts are not deductible (unless they are contracted from ascendants/ descendants, brother/sister and only IF the person liable justifies the normal nature of the loan conditions)

Limitation beyond
5 million euros of assets

When the total value of the taxable assets exceeds 5 million euros, and the amounts of debt admitted for deduction exceeds 60% of this value, the portion exceeding the 60% is only deductible for half its value.

Cabinet Roche & Cie

RATE

(effective on 1st January 2024)

Fraction of the net taxable value of wealth	Applicable rate
Up to €800 000	0%
From €800 000 to €1,3 million (inclusive)	0,50%
From €1,3 million to €2,57 millions (inclusive)	0,70%
From €2,57 millions to €5 millions (inclusive)	1,00%
Between €5 millions and €10 millions (inclusive)	1,25%
Above €10 millions	1,50%



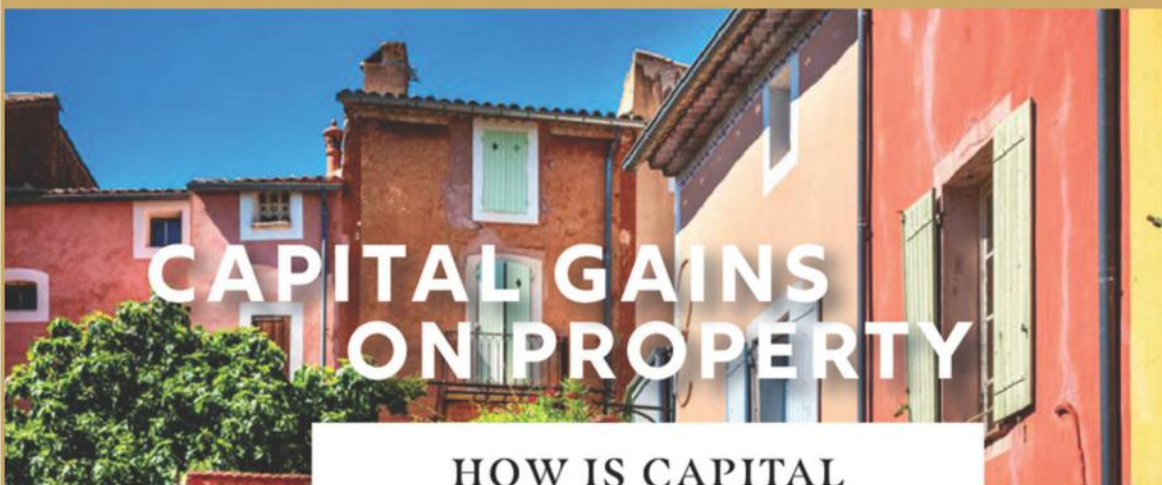
IFI SIMULATOR

Calculate your real estate wealth tax quickly and easily on our website!

FACTS RELEVANT TO NON-RESIDENTS

Non-residents are only taxed on their real estate located in France. In addition, foreign citizens settling in France benefit from an exemption on their property abroad up to the end of the 5th year following their move to France.

www.cabinet-roche.com



HOW IS CAPITAL GAIN CALCULATED?

$$\begin{array}{c} \text{PRICE OF SALE} \end{array} - \begin{array}{c} \text{PURCHASE PRICE*} \end{array} = \begin{array}{c} \text{GROSS CAPITAL GAINS}$$

*The purchase price may be increased by the following amounts:
 Purchase costs (actual amount or a flat-rate of 7.5% of the purchase price).
 Actual amount spent on construction, reconstruction or expansion;
 or if the property has been owned for more than 5 years, there is a possible option for a flat-rate of 15% of the purchase price.

NET CAPITAL GAIN

The net capital gain is determined after the deduction of allowances for the holding period, in accordance with the table below.

Period held	Income tax base + additional tax	Base for social security contributions
Less than 6 years	0 %	0 %
From 6th to 21st year	6 %	1,65 %
End of 22nd year	4 %	1,60 %
Beyond 22 nd year	Exempt	9 %
Beyond 30 th year	Exempt	Exempt

Rate of allowances applicable in each year of ownership.

TAXE RATES

19% for income tax
 + Additional surcharge of 2 to 6%
 + Social security contributions of 17.2%
 (7,5% under conditions for residents of European Economic Area + Switzerland + UK).

Cabinet Roche & Cie

INHERITANCE IN FRANCE

TRANSFERRING YOUR ASSETS

Are you subject to French civil law?
(law of inheritance)

**Applicable law = Civil law of the
deceased's last residence**

EXCEPT IF: He/she has provided in a will that the applicable law should be that of the country of his/her nationality. French law provides that it is not possible to disinherit one's children (principle of the 'réserve héréditaire'/ family inheritance allocation).



EXEMPTED



Spouse



Children

€100,000
allowance per child,
every 15 years

RATE

(differs according to relationship)

GIFT TAX FOR DIRECT INHERITANCE

INHERITANCE TAXATION

**The transfer of your estate is
subject to French tax if:**

- Your last place of residence was in France.
- Your assets are located in France.
- Your heirs/beneficiaries have resided in France for at least 6 years during the 10 years preceding the transfer in the absence of a taxation treaty.

Taxable amount after allowances

Tax rate

Less than €8 072	5 %
Between €8 072 and €12 109	10 %
Between €12 109 and €115 932	15 %
Between €15 932 and €552 324	20 %
Between €552 324 and €902 838	30 %
Between €902 838 and €1 805 677	40 %
Above €1 805 677	45 %



ARE YOU DOMICILED IN FRANCE FOR TAX PURPOSES?

Under French law, the notion of fiscal residence is defined by Article 4 B of the General Tax Code. Subject to international treaty provisions*, you are considered to be domiciled in France for tax purposes if **you meet at least one of the following criteria:**

YOUR HOME IS IN FRANCE

France is the country in which you and your family normally live.

FRANCE IS YOUR MAIN PLACE OF RESIDENCE

If you spend more than 183 days per year in France.

YOU CARRY OUT YOUR PROFESSIONAL ACTIVITY IN FRANCE

salaried or self-employed.

THE CENTER OF YOUR ECONOMIC INTERESTS IS IN FRANCE

France is the country where your main investments are concentrated or where your business headquarters are located

*However, an individual may meet the criteria for tax domicile in two different countries. In this case, one needs to refer to the provisions of the tax treaty signed between these two countries to determine the taxpayer's place of taxation (provided, of course, that such a treaty has been signed).



Cabinet Roche & Cie

REVIEWS THAT SPEAK VOLUMES.

DON'T JUST TAKE OUR WORD FOR IT, HEAR WHAT PEOPLE HAVE TO SAY ABOUT US.

★★★★★ Hani S.

« As a foreign buyer who is new to France and doesn't speak french, Benjamin made the experience of buying a house stress and trouble free. He played a very important role in the negotiation process, helped us secure a loan with great terms and was attentive to all our needs until after the closing. His service is exceptional and without his efforts, the purchase of our house would not have been possible »

★★★★★ Brice J.

« We have been put in touch with Benjamin as he sold and bought a flat for another family member. Benjamin has been great in understanding our needs and helped us to find the flat corresponding best to our criteria. As we live in Singapore (12 000 km from Nice), it was very important for us to dialogue with someone competent and trustworthy. He shared with us his knowledge of the local market, and regulations applicable to real estates in France. We communicated a lot and took our decision after a lot of exchanges via email, skype and Benjamin sending a lot of pictures. We highly recommend this agency, and particularly Benjamin, who has done a great job in assisting us in our project. »

★★★★★ Dean G.

« Benjamin found a buyer for our apartment in Cap D Ail and has been an absolute pleasure to work with. He is an experienced professional who is always polite, punctual, available, determined and persistent. Even the delays caused by the COVID restrictions in France did not prevent him from making our sale happen. I would happily recommend Ben to any buyer or seller. His level of knowledge of the market and French transaction process is outstanding and he is also a lovely guy. »

★★★★★ Jamal J.

« First of all there is one very important thing to start with that Benjaminpratt is very professional from A to Z. It's impressive how from first step till after signing, Benjaminpratt keeps following all related small issues till both buyer and seller made last contact in most satisfied way. Second important to say, it's the knowledge and detailed information that the buyer and seller enjoy with Benjaminpratt over the transaction where all possible information are available to give utmost comfort that any decision to be taken is very well informed one and all parties receive answers for all their questions. Third, Benjaminpratt is excellent to deal with for who are serious and reliable to walk away with a deal which won't result in headaches but in satisfaction that I enjoyed with Beniaminpratt
Thanks Beniaminpratt and all the best »

This is just a small selection of the glowing feedback we've received. For more reviews, visit our profiles on MeilleursAgents.com, Google, or explore additional testimonials on our website.



CONTACT US

FOR INQUIRIES, ASSISTANCE, OR TO LEARN MORE ABOUT OUR EXCLUSIVE LISTINGS AND SERVICES, FEEL FREE TO CONNECT WITH ONE OF OUR AGENCIES:

BENJAMINPRATT FRANCE

› Route de la Mala ‹
4 Avenue des Combattants
06320 CAP D'AIL
Office: +33 9 81 05 60 65
Mobile: +33 (0)7 62 62 49 40

BENJAMINPRATT MONACO

› Le Prince de Galles ‹
5 Avenue des Citronniers
98000 MONACO
Office: +377 99 99 08 08
Mobile: +33 (0)7 62 62 49 40

INFO@BENJAMINPRATT.COM
WWW.BENJAMINPRATT.COM



CONTACT

4% COMMISSION ! 100% COMMITMENT

BY SELLING WITH US,
YOU'RE CHOOSING A COMPETITIVE
COMMISSION RATE OF JUST **4%** (INCL. VAT).

WITH A SOLE MANDATE, WE DEDICATE OURSELVES
ENTIRELY TO YOUR PROPERTY,
PROVIDING A TAILORED MARKETING STRATEGY,
MAXIMUM EXPOSURE,
AND UNPARALLELED ATTENTION TO DETAIL.

WE BELIEVE IN OFFERING PREMIUM SERVICE
WITHOUT THE PREMIUM PRICE TAG,
ENSURING YOU GET THE RESULTS YOU DESERVE,
EVERY STEP OF THE WAY.

4%

benjaminpratt

REAL ESTATE INVESTMENT | FRANCE & MONACO

INFO@BENJAMINPRATT.COM