

**It's not always about 'Roses Round The Door' OR about houses just in Brittany and/or Normandy... (that's where we've been operated since 2002)... There's a lot more on offer... Further afield • like the rest of France • We can introduce you to more...**

There's a growing trend amongst those now showing signs of making France their home. Whether it's their judgement about where they'd rather be following Brexit... or merely to establish a second home or profitable holiday let (until their retirement date arrives) and that's no longer necessarily one with renovation in mind. A newer build with low maintenance and eco friendly - lower cost power/heat & light can be achieved in a number of different ways:-

**now:- ANYWHERE in FRANCE: Here's how it works...**

#### **NEW BUILD/TURNKEY**

Everything is possible remotely... But, what is most common and no doubt the way you would prefer - is this:- **A FACT FIND...** You have decided on a New Build... **At starting prices under €200,000 Euros** including fees (which are only levied on the land purchase & with NO AGENCY FEES) it IS a very interesting prospect. Knowing that your future 'new' French house can cost you as little as this may inspire you travel over for a 3 day visit...



to see >>>>

**1. Existing properties...** works in progress, **2. Finished properties** too. Reassured at the build quality and the price and inspired by the fact that are a total of **70 designs & permutations from 2 up to 6 Bedrooms... Bungalows to Houses & Villas... Large plot/Small plot/ to Coastal OR inland...** All of your wishes built into your specified build... planned, approved, costed, budgeted all to **YOUR SPECIFICATION...** well it gets more interesting by the minute... n'est ce pas?

**3. Discuss &/or visit the regions/departments/lotissements** & plots to select *your own location for your own new build...* Plans, planning permissions;- the red tape and the minutiae; the elements that may have put you off taking these steps alone - often complex for a newcomer and for one maybe unused and unfamiliar with the protocols and perhaps the language... Well, it begins to sound as though you have discovered a way through to a new life in France.

**OR**, if you're a tad more 'Hands On' you might prefer... Self-Build OR Semi-Self-Build.

**So NEW BUILD/TURN-KEY** - We Build to your spec from a choice of 70 options... 6 months from contract - Cost from 190,000€.

**SELF BUILD** - We deliver materials You Build + We give help on a sliding scale - Cost from 52,000€.

**SEMI-SELF-BUILD** - We deliver all materials and take to Wind & Water-tight with insulation • **You FIY** • *Finish it Yourself!* • Costs from 52,000€. You add to the basic spec. Costs subject to Free Quotation



**SELF BUILD - SEMI SELF BUILD**  
**Plus FIY**

<< **Nickel Villa** • 94m<sup>2</sup> • 3 Bedrooms  
• 1 Bathroom • 36m<sup>2</sup> Living & Dining  
Space • PVC or Aluminium Windows  
**from 52,000€**

**Astate Bungalow >>** • 94m<sup>2</sup>  
3 Bedroomed Bungalow • 2 Bathrooms  
• 33m<sup>2</sup> Living & Dining Space • PVC or  
Aluminium Windows  
**from 58,200€**



<< **Vana Villa** • 138m<sup>2</sup>  
3 Bedrooms • 1 Bathroom • 45m<sup>2</sup>  
Living & Dining Space • PVC or  
Aluminium Windows  
**from 59,000€**



**Mercure Villa >>** • 141m<sup>2</sup>  
3 Bedrooms • 2 Bathrooms • 50m<sup>2</sup>  
Living & Kitchen Space • PVC or  
Aluminium Windows  
**from 71,000€**



<< **Titane Villa** • 164m<sup>2</sup>  
4 Bedrooms • 2 Bathrooms • 60m<sup>2</sup>  
Living & Kitchen space • PVC or  
Aluminium Windows  
**from 78,000€**





**See more >>**

<< **Bore Villa** • 143m<sup>2</sup>  
 4 Bedrooms • 2 Bathrooms • 60m<sup>2</sup> Living  
 & Kitchen Space  
**from 80,600€**

**Platine Villa** >> • 173m<sup>2</sup>  
 4 Bedrooms (2 en-suites) • 3 Bathrooms  
 • 58m<sup>2</sup> Living & Kitchen Space • PVC or  
 Aluminium Windows  
**from 92,000€**



## **NEW BUILD •**

**So, it's really a question of taking on only what you're capable of:-**

You already know if you just want to choose your site, work out your specification, 2,3,4,5,6 Bedrooms, Bathrooms... 1, 2, 3... Coastal or inland... Lotissement or Rural - Review the costs - Sign up to an agreed contract and stage payments... and wait the 6 months build time.

## **SELF BUILD •**

**The materials to complete your property are delivered to your site.** We realise this will not be the most popular choice from what's on offer... **But of course it is do-able.** And, it's not, of course, for the feint hearted... But, help can be at hand... If you know France and are brave enough to embark on such a project - you are made of the right stuff and there's a network there that can help you out with any 'tricky' bits but full insulation is included in the spend.

## **SEMI-SELF-BUILD • and FIY (Finish it Yourself!)**

**This is a great option.** and deals with that problem of keeping the cost down as well as having someone else deal with those tricky bits... Land sourcing, Planning application, materials procurement etc., It's good, of course, if you can find the land in your preferred region or department (*anywhere in France*) yourself... Yes, that's great. But, if you prefer then land can be sourced for you as part of the project. • You choose your house type and any variations that you decide upon • number of bedrooms/bathrooms • ground floor configuration, pool, security package etc., The developer takes the project to 'wind & watertight' and eco insulation... **You Finish it Yourself...**

## 3 Ways to achieve your Semi-Self Build Home... Anywhere in France

...3 ways of managing your project

**1: You finish** the whole of the inside of the property yourself.

**2: OR** You do what you can and get local artisans to finish the rest.

**3: OR** You get local artisans to do all the interior work ••• Your plans are supplied so that you can execute your project; these are the detailed technical plans you will need for the interior work.

### What services are supplied?

We can supply you with all the quantities needed with regards to the materials. We can also provide you with the following:

• **Hot water system** “thermodynamique”.

This is a hot water tank powered by a heat pump air-to-air.

• **Central heating system** powered by heat pump air-air. This system also cools the house in the summer. No need for radiators.

Wall fitted fan cassette, one for each level.

(Only one is needed for a bungalow)

• **Electrics** The electric loom based wiring kit, which is easy to install, and no electrical knowledge needed.

### The buying process

You can find your ideal plot through the local Mairie, Notaire or estate agent within the area of your choice. In some instances we can locate the land. Before you buy, we will survey the land and check with the relevant authorities what can be built on the land to make sure we can build your desired house or bungalow. This is done by consulting the PLU. When all this is clear you can sign the sales agreement and we submit plans for approval. The sales agreement is signed with a condition you get your plans approved. As soon as you receive the go-ahead, the build begins and it's 'delivered' airtight and watertight ready for you to start the interior work.

As part of our service, we assist you all the way with the buying process.

**Let's talk** or - better still drop us an email

with your contact details:- 01903 202272

Mobile: 07770 07 21 58

**[www.ahouseinbrittany.com/contact...](http://www.ahouseinbrittany.com/contact...)**

and click on '**contact form**'.

