

A modern, curved glass building with a large, gnarled tree in the foreground, overlooking the ocean at sunset. The building's interior is visible through the glass, showing a bright, minimalist space with white furniture. The tree's trunk is thick and twisted, with its branches spreading out over the building and the sea. The sky is a mix of soft pinks, oranges, and blues, reflecting on the calm water. The foreground shows a dark, rocky shoreline with a curved concrete path leading towards the building.

Buying property in France as an American

Your complete guide to investing on the French Riviera
This guide is the first step of your property journey in Nice.

Buying property in France is a unique opportunity for US buyers

Buying property in France is a unique opportunity for US buyers looking for lifestyle, investment or a second home.

However, the French system is very different from the US market.

This guide explains everything you need to know:

- The buying process
- Costs and taxes
- Legal requirements
- Common mistakes to avoid





KEY ADVANTAGE

Can Americans buy property in France?

1

No restriction

There is no nationality limitation and foreign buyers benefit from the same ownership rights as French citizens.

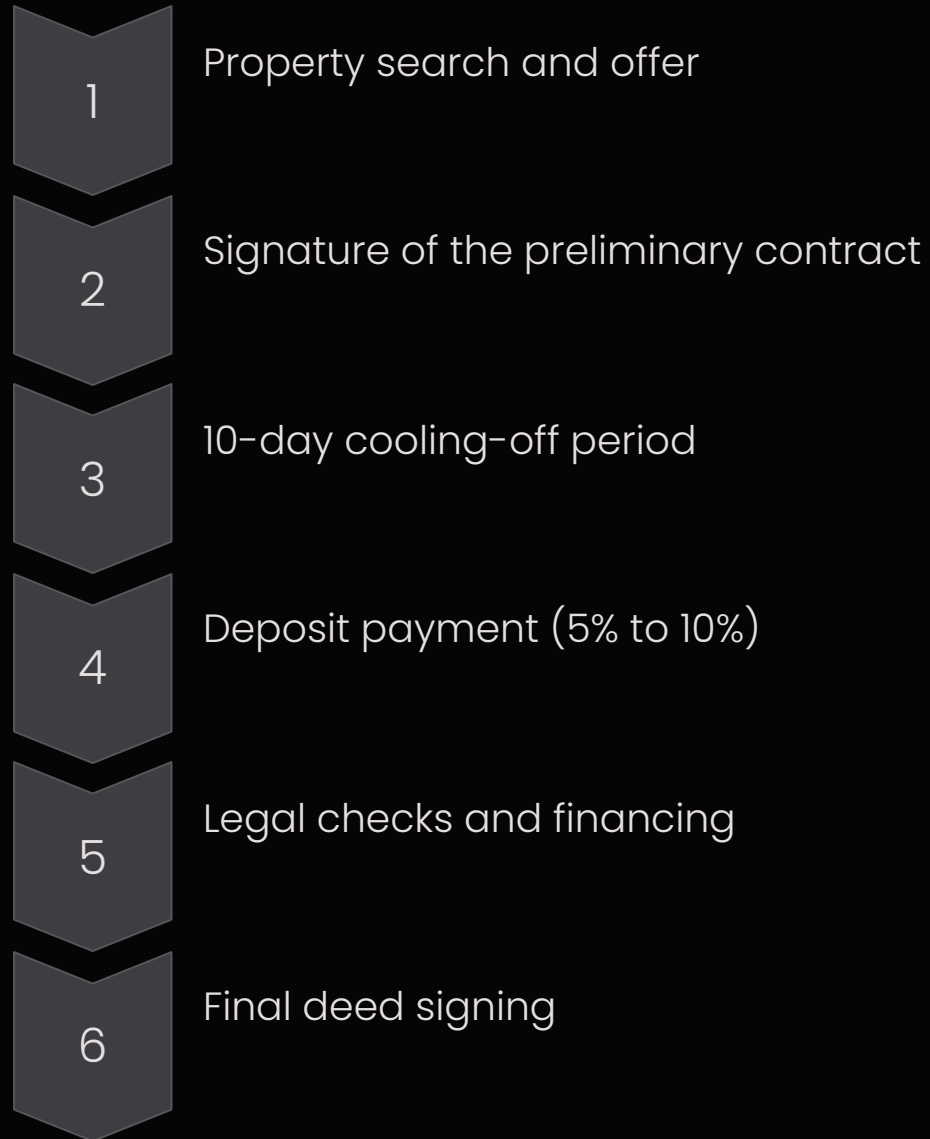
2

Full legal protection

Transactions are secured by a notaire, ensuring full legal protection.

- ❑ Yes, without restriction. There is no nationality limitation and foreign buyers benefit from the same ownership rights as French citizens.

Step-by-step buying process



Typical duration: 2 to 4 months





COSTS OVERVIEW

Costs of buying property in France

Notary fees

7% to 8% (existing properties)

Reduced fees

2% to 3% (new builds)

Agency fees

3% to 5%

Additional costs

Translation, financing, administration



Important reminder

Always include these costs in your budget.

Taxes for US buyers



Property tax

Taxe foncière applies to all property owners in France.



Rental income taxation

Rental income is subject to French taxation rules.



Wealth tax (IFI)

Applies above **€1.3M** in French real estate assets.

- ❏ Cross-border taxation applies, but double taxation is generally avoided through tax treaties.





FINANCING

Financing for US buyers

1

25% to 40% down payment

2

Strong financial profile required

3

Detailed documentation

Buyer tip

Many buyers choose partial or full cash purchases.



DOCUMENTS

Key documents required



Passport



Birth certificate

Apostille + translation required



Marital documents



Proof of funds



Proof of address

 Preparation is critical to avoid delays.



BUYING REMOTELY

Buying property from the US

You can buy without being present. Using a **power of attorney**:

The notaire signs on your behalf

Secure and widely used

Requires strict documentation

In short, buying remotely is entirely possible — with the right legal setup, your purchase is fully secure even from thousands of miles away.

COMMON MISTAKES

Mistakes to avoid



Missing apostille documents



Delays in opening a French bank account



Underestimating total costs



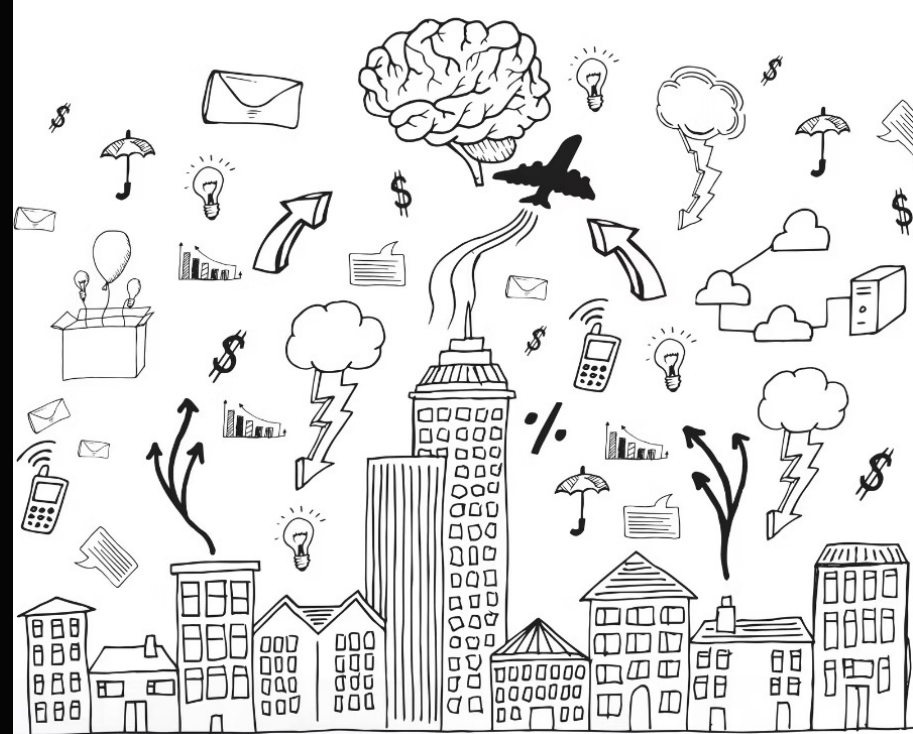
Incorrect power of attorney



Misunderstanding the role of the notaire



Anticipation is key.



Key risks to consider

1

Energy rating (DPE F or G properties)

2

Renovation obligations

3

Financing restrictions

4

Administrative delays

These factors can impact your investment. Careful due diligence is essential before committing to any purchase.



COST

WHY NICE

Why invest in Nice



Strong international demand



Limited supply



High lifestyle value



Long-term market stability

Prime areas

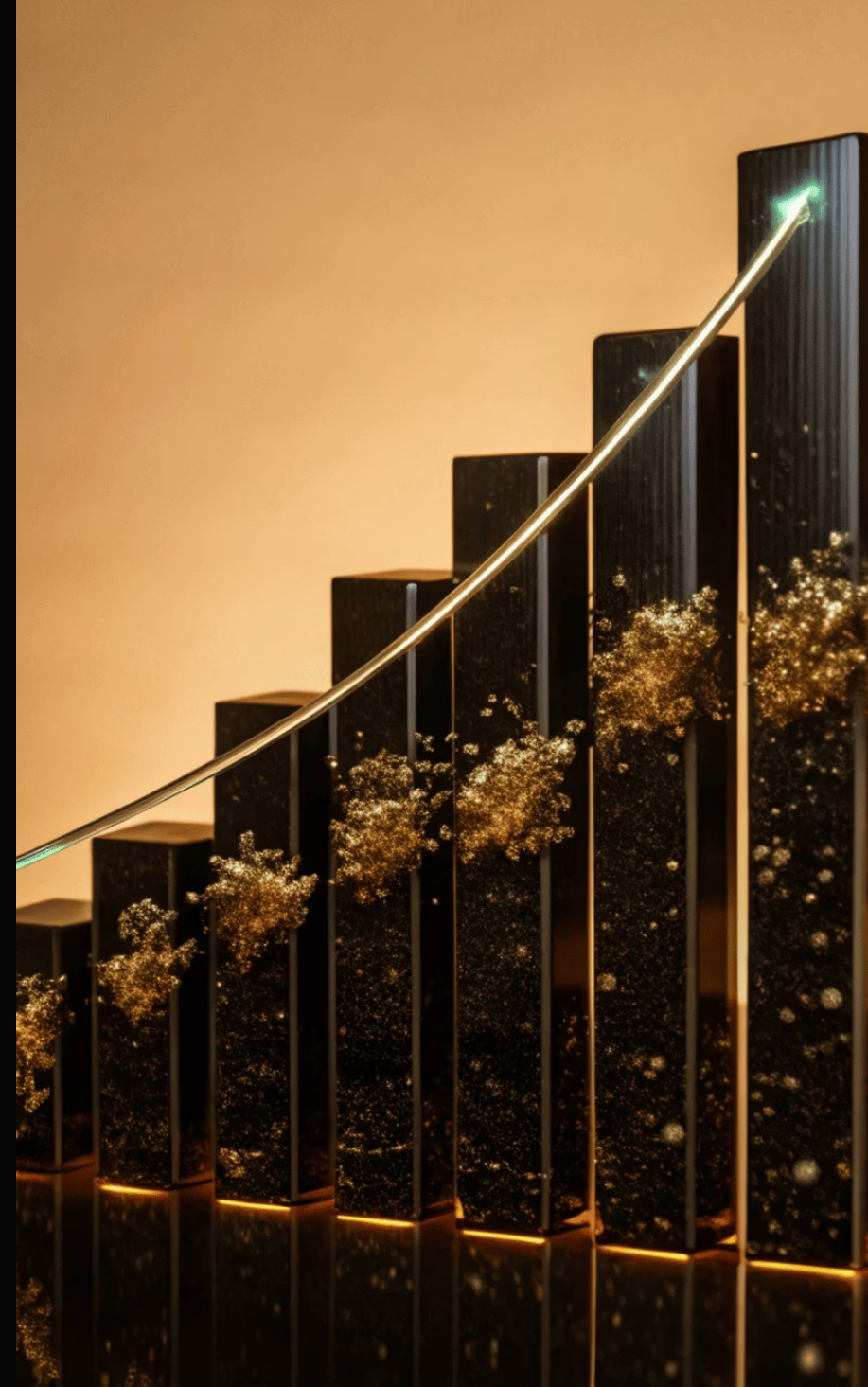
Carré d'Or

Mont Boron

Port

Old town

Cimiez







OFF-MARKET

Access off-market opportunities

Many of the best properties are not publicly listed.

1

Less competition
Avoid bidding wars and public
market pressure.

2

Exclusive access
Reach properties unavailable
to the general public.

3

Better positioning
Negotiate from a position of strength and information.



PROPERTY FINDER

Why work with a property finder

A property finder helps you:



Access off-market properties



Save time



Secure negotiations



Manage remote purchase



Coordinate all steps

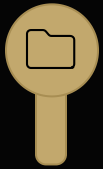
CHECKLIST

Buyer checklist

Before starting:



Define your project



Prepare your documents



Secure financing



Understand costs



Choose a professional to find my dream property





Start your property search in Nice

Access exclusive opportunities and benefit from a tailored strategy adapted to international buyers.

Buying property in Nice, especially as an international buyer, requires speed, local expertise and access to the right opportunities.

With over 35 years of experience in the Nice real estate market, I provide a fully personalised property search service, focused on identifying the most relevant properties, including off-market opportunities.

Thanks to a strong network of agencies and professionals, I give you access to the entire market, not just what is publicly available.

I work exclusively under a dedicated search mandate, ensuring a proactive and efficient approach.

This allows immediate positioning on rare properties, which often sell within hours. Sometimes before being publicly advertised.

From defining your criteria to securing the property, I guide you through every step of the process with a clear, structured and confidential approach.

Contact us to discuss your project

Receive off-market opportunities

Get a personalised property search



Why an exclusive search mandate is essential

The most desirable properties in Nice often sell within hours, especially when priced correctly.

To act quickly and efficiently, a dedicated and exclusive approach is required.

An exclusive search mandate allows:



Immediate positioning on new opportunities



Direct contact with agents and sellers



Proactive sourcing beyond public listings

This is essential to secure rare properties in a competitive market.





Work with a property finder in Nice

Buying property in Nice requires local expertise, speed and access to the right opportunities.

With over 35 years of experience in the Nice real estate market, I help international buyers:

- Access the full market through inter-agency networks
- Identify off-market opportunities
- React quickly on rare properties
- Secure the best conditions

Most of the best properties are sold within hours, often to professionals or investors.

If you are planning to buy in Nice, I would be happy to guide you through every step of the process.

Let's discuss your project and identify the best opportunities currently available.

[Start your property search in Nice](#)

[Discover how i work](#)