Good evening,

I take note of the valuation. I will await the estimates for the front terrace renovation before making a final decision, and will come back to you when I have those, and will then return the mandate, once received.

As the mandate is non-exclusive, to spread the effort and perhaps to encourage some competition, I also intend to use the services of a second agent based in Sarlat.

Please find attached:

- Tax Fonciere
- DPE
- Fosse Septique at last emptying
- Floor plans showing interior measurements
- Plan Cadestre

The one I don't have is the Spanc report on the Fosse Septique given several years ago. I do remember that it was (not surprisingly) deemed to be non-conforming. I will attempt to get a copy. Do I need a new Spanc report or will that still be valid?

Other reports will be obtained in due course.

I will send a selection of photos to you by WETRANSFER.com.

I would also add that as our proposed new build venture will not be suitable for our furniture, many of the existing furnishings can be available to a purchaser at agreed additional cost.

This may be attractive if they plan to rent it in the tourist season – it will obtain €3000 / week during July and August.

regards

Graham M Pritchard

Good evening - please find attached additional two photos together with the one and only Spanc fosse septique report that has been done....from 2014.

I am interested to know what formula was used to come to your valuaton. Before I make a decision on the net vendeur price, perhaps you can expand on the reasons?

In my simplicity I find that applying cost per m ² plus other factors, my asking price of €599,950 is not unreasonable.

Let me explain

- Surveys of average price per m² show €1533.
- Notaires de France give the average figure in and around Sarlat at €1790 per m^{2...}
- In reality I have checked many properties for sale in the Beynac area and most seem to actually be in the region of €1800-€2300 m^{2...}
- I know only habitable space is included in valuations, but a large Sous Sol with garaging for two cars and ancillary rooms HAS to have a value!

For example....there are two identical houses each with habitable space of 238 m ^{2..}

House 1 has no sous sol.

House 2 has a large sous sol of approx 125 m²

SO: House 1 is valued at (say) €xxx/ m².

House 2 *cannot* be valued at the same price....because *IT* has a large sous sol.

		€/		m2	€	m2	€		
		m2							
Main House		1533		238	364,				
House									

Mair House Sou s sol			(Conservative) on advertised properties/Notaire average Sous Sol	125	125,0	125	428,4 125,0 50,00				
Pool and lar		large rrace			40,00		40,00				
	eynac mium	say	plus dressed stone/ undefloor heating		20,00		20,00				
					599,		663,4				
Less terrace					1000		10,00				
					589,		653,4				
Average second-home prices in Dordogne, a long-time favourite of British residents and second home owners, rose 7.1% last year to €1,533/m²,											
with the commune of Saint-Cyprien seeing the largest increase.											
Dordogne is the most popular department in France for people currently looking for a second home in the countryside,											
	a study by property listings site SeLoger shows.										
Source: Notaires de France											

Overall, the notaires state that for the year ending June 2021, the average house price in the department was €1,220m2,

averaging €1,790m2 at the top end in and around Sarlat in the south, and €890m2 at the bottom end in Périgord Nontronnais in the north.

Source: https://www.residences-immobilier.com/en/real-estate-prices-departement-dordogne-24.html
In Dordogne, the lowest price per sq. metre for properties is 1

170 €, the average price 2 308 €, and the highest 3 571 €.



Front Terrace

As discussed I am obtaining estimates to have this covered in composite decking.

If the cost is manageable and I go ahead, is there perhaps merit in not extensively marketing the property until it is completed? Perhaps a concerted effort more in the March onwards months would be more beneficial?

regards Graham M Pritchard