

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

Main plot

2242	4ca	
2243	6a 41ca	
2244	11a 90ca	

	18a 35ca =	1835m2

Woodland

2240/2241	26a 31ca =	2631m2

Total	44a 66ca =	4466m2

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.

Main House	1800	(Conservative) on advertised properties/Notaire average			238	428,4				
Sous sol	1000	Sous Sol	125	125,0	125	125,0				
Land		(conservative)		50,00		50,00				
Pool and large terrace				40,00		40,00				
Beynac premium	say	plus dressed stone/underfloor heating		20,00		20,00				
				599,5		663,4				
Less terrace				1000		10,00				
				589,5		653,4				
<p>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.</p> <p>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 SeLogger shows.</p> <p><i>Source: Notaires de France</i></p>										

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