



Thinking about  
semi-retiring on  
the French Riviera?



# An active lifestyle

- The French Riviera is ideal for people who are looking to maintain an active and healthy lifestyle in retirement.
- There's so much to do: gastronomy, water sports, yachting, horse riding, golf, day trips in a cabrio, hiking, beach life. And Italy is only 45 minutes from Nice.
- The French Riviera is a premium area and real estate pricing stays stable despite any crisis.
- Sandy beaches and rural backlands with ski slopes at 1,5 hour from Nice make this the perfect world.





# A healthy lifestyle

- The French Riviera is the best retirement destination.
- Living in a smaller town instead of in the main hotspots will give you less buzz and a more relaxed feeling.
- People that choose for this region want to live life to the fullest. Meet other international minds like yourself.
- Enjoy biological food from the daily fresh market.
- We have excellent medical healthcare. The best doctors want to live here as well!
- Shops in smaller villages usually close every day between 12 and 3 PM. This Mediterranean way of living obliges you to have lunch and a nap;-)



# French Riviera climate

- The French Riviera's climate is consistent. It's during the summer, always around 30 degrees Celsius.
- The Alps provide the French Riviera with a stable climate, which helps prevent the weather from coming from the north.
- Wintertimes feels like spring during the day. Nights can be chilly but never too cold unless you are in the mountains.





# VISA for Americans

- US citizens must apply for a long-stay visa (VLS-TS) at the French consulate in the US 3 months before moving.
- Providing proof of property ownership, sufficient financial resources (around €1,766/month), comprehensive health insurance, and a valid passport.
- Within two months of arrival in France, you must apply for a residence permit at the local prefecture.
- Processing takes 2-3 weeks, costs €99,

[French Visa centers in the US](#)

[Official French Visa website](#)

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# Preparing your visit

- We work with the best real estate agents, allowing us to make a wide selection. We act on your behalf and have more background info about all properties.
- Your property list can be ten houses long, so you have to narrow it down to a first short list of 5 properties you like. We will prepare the visits with all agents or developers.
- Most international clients visit the French Riviera for 5 days, which gives enough time to visit multiple properties and revisit your favourite again.

[Look at our portfolio with existing properties for sale on the French Riviera](#)

[Look at our portfolio with new construction for sale on the French Riviera](#)





# Financial and fiscality

- For US buyers, we offer our foreign exchange partner to save thousands of dollars in banking fees.
- We help you find the proper tax structure. Are you purchasing new construction as a rental investment? We help you open a French rental company that can reclaim the 20% VAT included in the price.
- You can also buy a property and put it in your children's name (they must be 18+ years old).
- If you want to buy with your company, you can provide a loan to your new SCI with family shareholders.





# Property selection guide

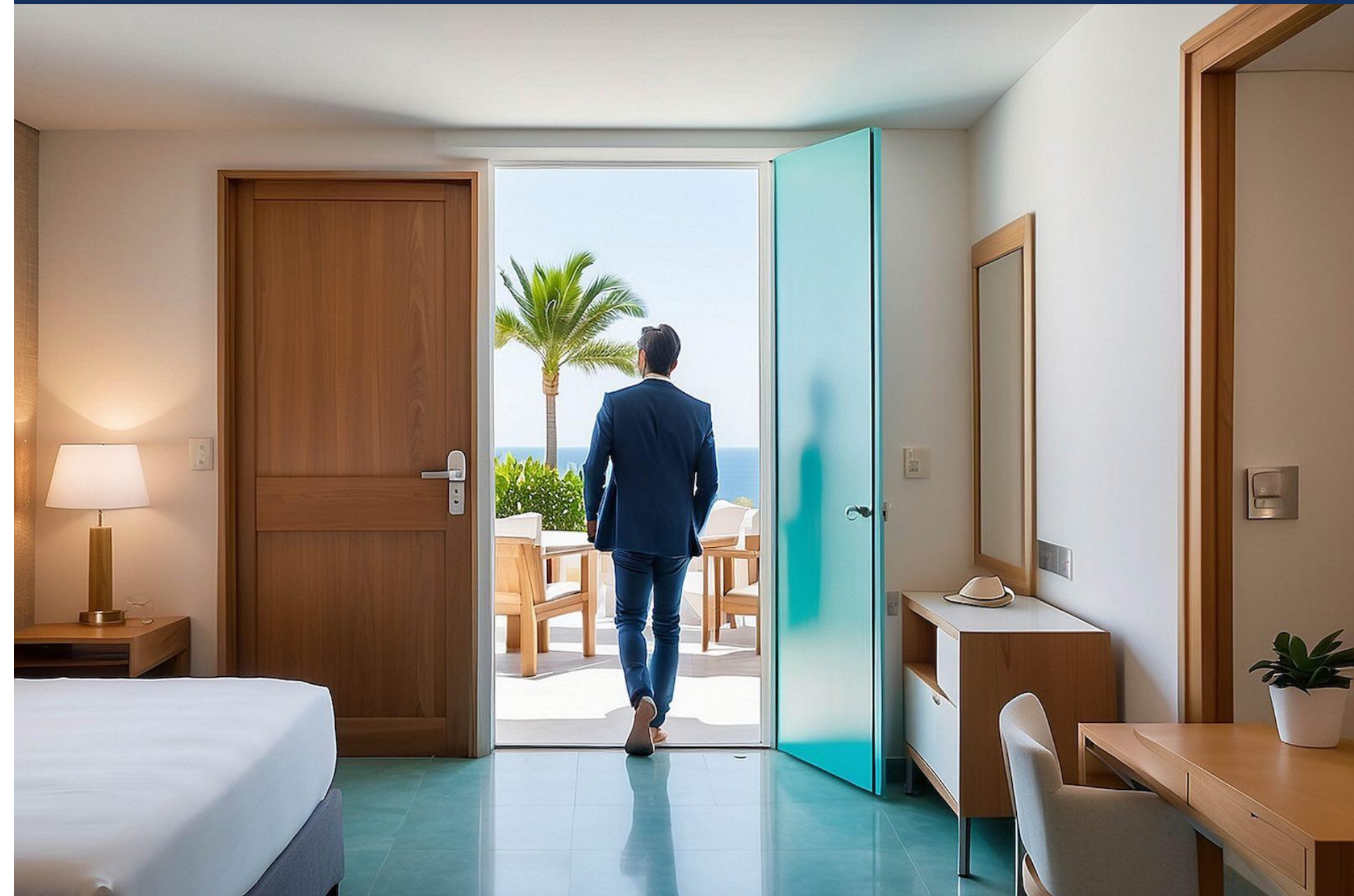
- What is your budget?
- What type of property : villa, penthouse, apartment
- How many bedrooms and bathrooms?
- What is your ideal location?
- What style of construction/property? Modern style, Provençal style, Bourgeois?
- For an apartment, which floor would be ideal?
- Is an elevator necessary?
- Would you like a terrace or a balcony?
- Would you be ready to do some renovations?
- Do you need financing?
- Do you want to protect your children against the French inheritance tax?



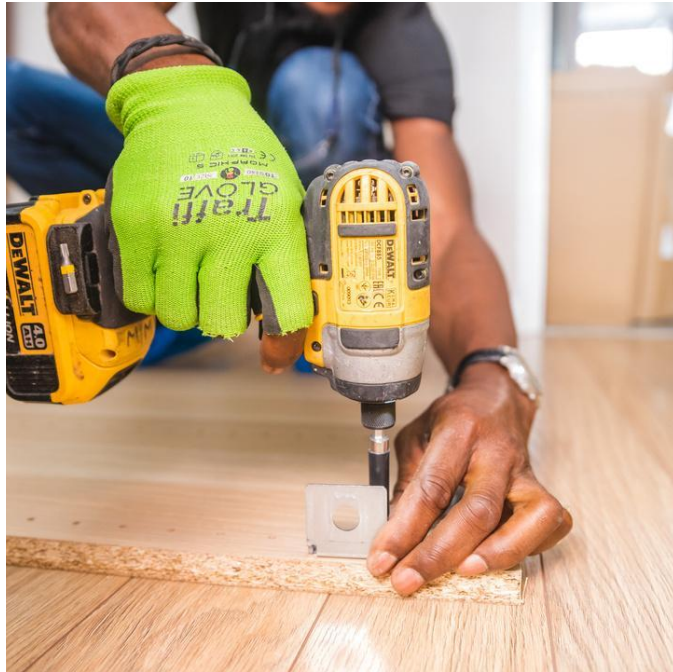


# Visits and price offer

- Because the Top Five most likely come from five different brokers, we ensure good planning so that the selling agent opens the door at the right time.
- When you find your dream home, we will negotiate the best price. Once the seller and you are satisfied, we will draft a provisional agreement.
- You can work with our English-speaking notary for the 'Compromis de Vente'. He will consider your interests and draw up the draft purchase contract.
- We will be present at signing the official purchase contract and transfer water and electricity to your name on that day.







# AFTER SALES SERVICES



# Construction and renovation

- If you want to renovate, we have several teams available to complete all repairs, renovations, and constructions at a fixed price and on time.
- If you buy land with a building permit, we will help with an architect and a certified building partner to construct your new villa.

[Read more about renovation and maintenance](#)

[Read more about building a new villa](#)

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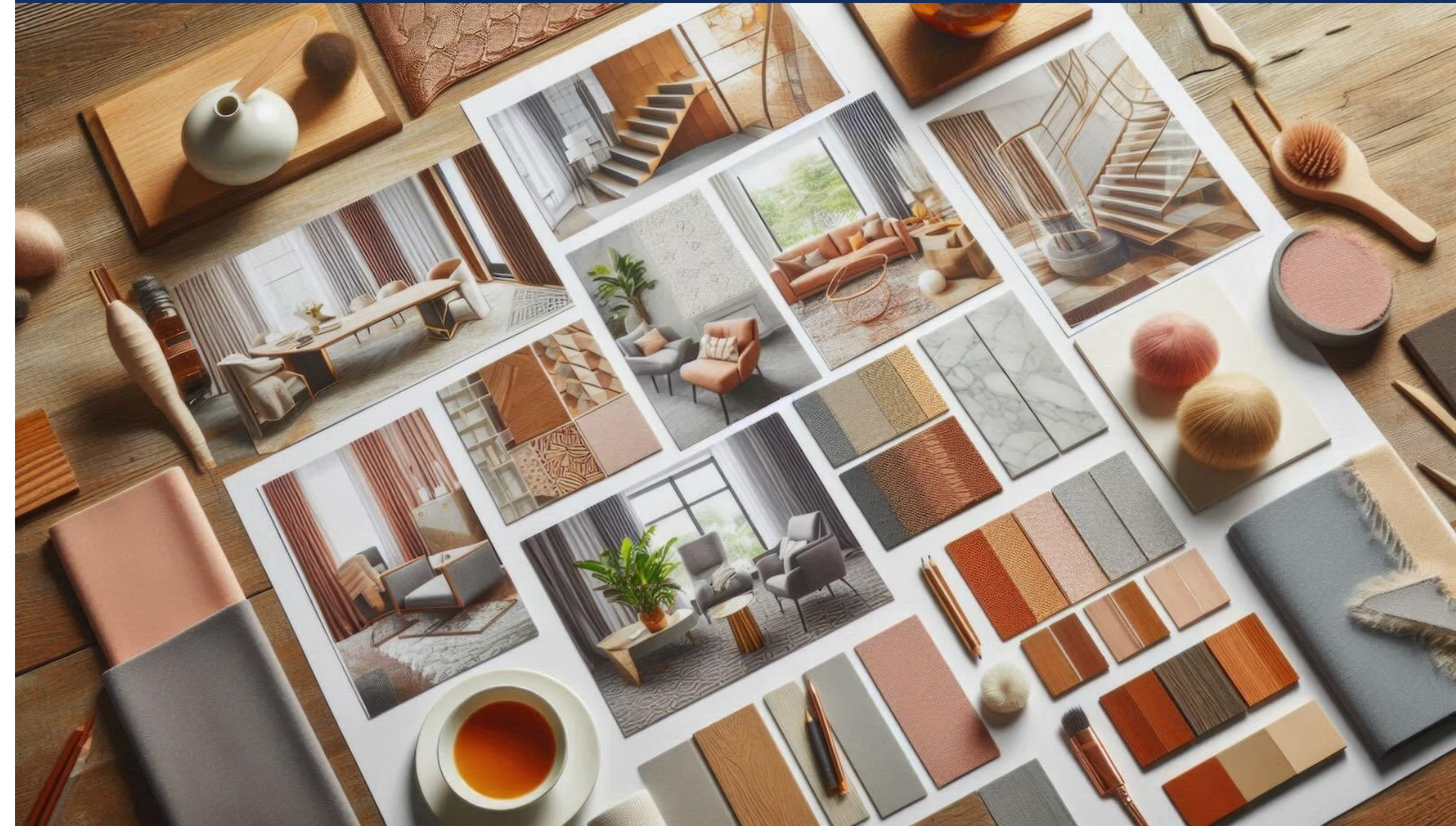




# Interior design and styling

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- A house only becomes a home if it exudes the atmosphere you want. We help with mood boards and inspiration.
- Once the desired style and character are clear, we will propose a selection of furniture from the best European brands.
- By tastefully coordinating all elements, such as furniture, curtains, carpets and decoration, we create a beautiful and unique home where you will enjoy staying.



[Read more about interior design and styling](#)

[Follow our Instagram page for inspiration](#)



# Kitchen

- A new-build apartment is, in most cases, delivered without a kitchen. And with a minimal wardrobe.

We'll introduce you to our kitchen designer to create a custom kitchen and (if needed) solid wardrobes.

[Read more about kitchens and wardrobes](#)

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# Garden and rooftops

- If your garden or roof terrace is tastefully decorated and extends the inside quality of your property, you will enjoy your home inside and out.

We help with a team of professional landscape architects and the best outdoor furniture brands. This service also applies to wellness areas like the swimming pool, jacuzzi, and hammams.

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[Read more about garden landscaping and rooftops](#)



# AI security

- Protect your property in the best possible way with an AI (Artificial Intelligence) concierge service.
- Face and license plate recognition, security perimeter with radar and drone support, tagging luxury items, alert for maintenance or personal accidents.
- Entrance locks with fingerprint or temporary QR codes for rental homes.
- The best alarm and security system for property and persons from Synaedge in Switzerland.

[Read more about AI security](#)

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# See you soon?

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[Reviews from our clients](#)

