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*Exceptional Service from  
Outstanding People*

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Mayo Wynne Baxter  
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French Property



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# Exceptional Service from Outstanding People

## *French property professionals*



### *How can we help?*

Buying property can be stressful at the best of times: when you factor in a different language, culture and legal system it can be even more so. The aim of the Mayo Wynne Baxter French Property Team is to demystify the whole process and make your purchase the enjoyable experience it should be. We do this by providing comprehensive, clear and timely advice so that you are not just aware of the steps to take and pitfalls to avoid but also fully understand the process.

This ethos underpins all our French property services. By appointing Mayo Wynne Baxter you have the certainty of knowing that whatever other professionals are involved our duty is to act in your best interests at all times.

We have many years experience of assisting clients with French property matters and, in the context of a purchase for example, it is extremely rare that we do not recommend some amendment to the documentation in order to fully protect our clients' interests.

Whatever your requirements we offer flexible, tailor-made services. Our most frequently used services relate to:

- Property purchases
- Inheritance and tax planning
- Marriage contracts
- Property sales and tax issues
- Probate and administration of estates
- Practical advice and linguistic assistance

### *Independant, bilingual advice from Mayo Wynne Baxter*

It would be unwise to assume that simply because France is a member of the European Union its rules and laws are similar to England. France has:

- A completely different legal and taxation system
- Inheritance tax rates as high as 60%
- No automatic right of survivorship for joint owners
- There are often cost effective ways in which to structure your purchase so as to achieve a result closer to the English position.

At Mayo Wynne Baxter, we provide the specialist advice needed to ensure that you take the positive steps required.

### *Typical questions when dealing with French property*

#### **Buying a property in France?**

Who will look after my interests?  
Can I buy the property subject to obtaining planning permission?  
Who will inherit the property on my death and what inheritance tax will be due?

#### **Selling a property in France?**

Is the Estate Agent's mandate fair?  
How do I appoint a fiscal representative?  
Will I have to pay capital gains tax in France?

#### **Dealing with a French inheritance?**

Which law will apply?  
Who will inherit?  
How much inheritance tax will I have to pay in France?  
How do I transfer the property out of the deceased's name to enable it to be sold?

Our specialist solicitors can help answer these and other questions as part of our wide ranging French service.

### *Mayo Wynne Baxter French Property Team*

With first hand experience and knowledge of French and English legal and tax systems, Mayo Wynne Baxter's French Property Team can provide helpful and effective advice.

We have fluent French speakers, some of whom also have a number of years experience of living and working in France and of dealing with French property matters, property professionals as well as French Notaries and lawyers.

### **Contact us**

For more information contact Edward Coxall on 01323 745628 or [ecoxall@mayowynnebaxter.co.uk](mailto:ecoxall@mayowynnebaxter.co.uk)  
Alternatively, please visit our website:

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