

A rental offers tourists the choice between eating out and eating in



### What does this trend mean for you?

This rise in the demand for furnished holiday flats and homes is good news for overseas property investors and those considering buying a second home in France.

Renting out a holiday home for a few weeks a year is a straightforward way of defraying the cost of ownership while still allowing you to enjoy the property when and for however long you want. Many of France Home Finance's clients have succeeded in structuring a self-funded investment while still using their property a few weeks each year. Jim and Marilyn

Reynolds, for example, purchased their home in the Luberon Valley in September 2005. After renovations, they launched their website [www.provencecountryside.com](http://www.provencecountryside.com) in December and are already almost completely booked for the June to September high season.

With proper planning and preparation, you can own a beautiful self-funding French property investment that you can enjoy for years to come. □

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### Top tips

If you're interested in taking advantage of the growing market for furnished French holiday rentals, here are a few pointers

- Work out the finances before you start looking. It is possible to obtain a French mortgage and interest rates are often much lower than in the UK. There are also many tax advantages to borrowing in France, however, keep in mind that French banks work in a different way than UK banks. Take the time to obtain a pre-approval for finance from an experienced French mortgage intermediary, to be sure of your budget and cash needs before you start looking for your property.
- Research rental returns and management companies in the area you are planning to buy. Be sure to have a back-up option for rental management, just in case your first choice does not work out or the company closes.
- Understand the tax implications of rental property in a foreign country. If you earn rental income in France, you will need to declare this income to the French tax authorities. Check into the implications on your home tax return as well.
- Lastly, and most importantly, be prepared to renovate your new property to attract short-term renters. Internet access, TV and laundry facilities are some of the basic must-haves. A good rental management company can advise you on designing and furnishing your flat or home for maximum occupancy.

## How can I Let my property on my terms?



Brittany Ferries offers two easy ways to help you earn from your holiday home in France.

Join our Cottages & Villas programme and we will manage the letting process for you – from the initial enquiry right through to rental payment to you.



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