



FAURE et VIDECOQ

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1. About Faure et Videcoq

1.1 The French Notaire

Notaries can be found in various countries. But the difference of legal systems implies that although bearing the same name, the professions cannot be compared. The only similarity between an American Notary and a French Notaire lies in the fact they both perform a function of attestation of writings.

The major difference lies in the fact that unlike his American homonym, the French Notaire has an extensive legal training, allowing him to counsel and draft legal instruments.

After four years of undergraduate studies, learning the fundamental principles of French law, the student undertakes three more years of studies, at a postgraduate level, where he learns about the specifics of Notarial law. Having completed an internship, and written a dissertation, he can then be appointed by order of the Minister of Justice, and be given his personal Republican seal, engraved with the Marianne in its center, and his name.

May a dispute between you and your Notaire arise, because of a negligence while performing his role, the financial damage will be borne by the Notaire himself, under his professional liability insurance, and the Notaires, as a whole profession through the Regional Guarantee Funds, or the Central Guarantee Fund, in case the Notaire's professional liability insurance and the Regional Guarantee Funds prove to be insufficient.



It means that all Notaires from all over France will jointly be held liable in regard with the client, as those Funds are financed by mandatory subscriptions paid by Notaires.



1. About Faure et Videcoq

1.2. Our Office

Created in 1994, our Office is located in VIRY CHATILLON, and is currently directed by three Notaires:

Maître Pascal FAURE Partner	Maître Matthieu VIDECOQ Partner	Maître Anne-Laure EYRAUD Associate
		
<p>Nominated in September 2003. Graduate from PARIS I University Holder of a Diplôme Supérieur du Notariat</p>	<p>Nominated in June 2006. Graduate from PARIS I University Holder of a Diplôme Supérieur du Notariat</p>	<p>Nominated in June 2013. Graduate from PARIS I University Holder of a Diplôme Supérieur du Notariat</p>

Our team of legal assistants has skills in specific matters such as real estate, family law, and credit law.

2. OUR SERVICES

2.1.The Authentic Instrument

Our Instruments are reliable upon their date, which simplifies the burden of proof.

Our Instruments are conclusive evidences and can hardly be contested, unless by a judge.

Our Instruments are immediately enforceable, and do not need a preliminary court decision.

The efficiency of our Instruments ensure the protection of your economic interests.

2.2. Areas requiring authentic instrument

In France, the Notaire has a broad area of expertise, due to his general law training, but also because of the specific monopoly he detains on every act transferring real property in France.

2. OUR SERVICES

Real Estate

It concerns the buying / selling of flats, houses, properties such as castles, manors, vineyards, or even professional locations like industrial premises, or offices buildings.



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Chateau de Drouilles – Haute Vienne, found on the Saint Junien website.



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2. Our Service

In order to draft the deed of sale, the Notaire will:

- Make sure that both parties have legal capacity,
- Verify with the land registry if:
 - ✓ The vendor is the rightful owner of the real estate,
 - ✓ There is no mortgage exceeding the selling price,
 - ✓ There is a servitude or easement on the land,
- Verify the statutory surveys have been provided tot the buyer (asbestos, lead, termites, gas installations, electricity wiring, energy efficiency, natural or industrial risks, septic tanks...),
- Undertake a local planning search, and check if potential alterations to the building have been made in accordance with local planning regulation,
- Redeem any preemptive right that may apply.

We can also help you with family related instruments, and help you with your will, or draft gifts, marriage settlement, civil partnership, adoption, estate settlement, liquidation of joint estate, inheritance...

Last but not least, along with your Accountant, we can assist you in commercial matters, such as commercial lease, or the protection of your personal assets as an entrepreneur from your professional creditors.

3. Our Values

After a substantial downfall, prices in real estate are getting stable. Combined to the weak euro, the French market, and particularly the Parisian market, are attractive.

Working with us for your transaction in France, either as an individual or a company, will assure you a skilled legal team by your side from the start:

- to assist you every step of the way and,
- explain the French law system particularities,
- ready to promptly react and adapt to your needs,

in order to help you make the most out of your investment.

Drafting Electronic Authentic Instrument, and using electronic filling provide major advantages as :

- the exchanges are made easier and faster,
- it is a guarantee of security for our clients,

We would also, in partnership with your Accountant, thoroughly study with you the means to make your investment easier as for:

- the tax law applicable,
- the financing your purchase,
- choosing the form of ownership that would be best for you.

Our team would be pleased to put its knowledge and its *savoir-faire* to your service, to help you make the most out of your investment in France.