

Extrait du MidiShares - French Fractional Ownership

<http://www.midishares.com>

# **Fractional Ownership France**

- Fractional Ownership in France -

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**Fractional ownership is the future of second and holiday home ownership in France. It is a way of buying the holiday property of your choice at an affordable price with small shared costs.**

Over the past ten years in France we have seen property prices rising to new heights. Although they are stable for the moment, they have put second homes out of the reach of many a would be owner.

Simple village house with terrace in a region like the Herault now costs from 180,000 euros and up. Cheap give aways no longer exist.

In the past people have bought French holiday properties and relied on rentals to pay the mortgage, leaving the owner with use outside the high season. The last few years have seen the rentals market becoming uncertain, and with the rise in property prices even 10 weeks worth of rentals will not cover costs.

It is a fact that 70% of British, American, Irish owned holiday homes in France are used for less than 1 month out of each year. So why pay all the taxes, costs of maintenace etc for 12 months?

Why not buy with a group of like minded Francophiles? Share the costs, share the property, share the pleasure.

Our idea and guiding mission is to provide genuine French fractional ownership opportunities.

We give preference and mark out the fractional French properties which will be wholly owned by a French limited liability company with full control and all shares owned by the fractional share owners.

We have consulted international and French lawyers about the best way/ only way to structure ownership and as this is the beginning of French fractional ownership, it is very important to start out right.

Fractional ownership is not just the reserve of the rich, we are at the mement helping to pur in place a fractional scheme near La Rochelle which will be offering character properties, pools and leisure activities at a price that is affordable - around 50000 euros for a 10 week/year share.

We also list some luxurious Paris apartment fractional ownership opportunities nearer the top end of the market.

We are also happy to find properties that fit the the wishes of a group of buyers. So if you would be interested in French fractional ownership, but are not interested in our present listings, contact us and tell us what you would like. We can find the property, set up the owners company, handle the French legal and administrative side, set up a management company ( a simple majority vote of the owners can change the management company at any future date) When we have enough like minded people in any one group we will select the propertiy and when we have found the one that suits your dream could become French realty!

You will find pages on the site that explain French fractional buying procedure, structure, how weeks/months are allotted and of course the costs.

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Remember with French fractional ownership, you are the owner, not some sort of leaseholder or time share victim.

Think about it, a quarter share, entitling you to three months use a year of the simple village house with terrace within 40 minutes of the beaches in a popular Mediterranean South of France region like the Herault costing 180,000 euros, would only be priced at 45,000 euros.