

Glossary Français / English

A

acquéreur/ purchaser
acompte /a percentage of the price paid in advance
acte authentique /legal contract drawn up by a notaire or a public officer
acte de substitution/ written agreement substituting one purchaser or lessee for another
acte sous-seing privé/ written agreement (pre-sale agreement to the Acte Authentique)
acte de vente /transfer or conveyance of land
affirmation de sincerite/ clause stating that the price declared is accurate.
agence immobilière /estate agency
agent immobilier/ estate agent
amiante /asbestos
arrhes /sum paid in advance by purchaser or lessee
assainissement /Drainage, septic tank or mains drains.
Assurance/ insurance
Attestation/ d'acquisition notarial certificate of purchase
attestation /parasitaire insect infestation report

B

bail/ lease
banque de consignation /the bank used by a notaire for the deposit of money
bon pour achat /good for purchase
bon pour vente/ good for sale

C

cadastre /land register
carte professionnelle/ estate agents card
carte de séjour /residence permit
certificat d'urbanisme /certificate of zoning (local authority search)
certification d'identité/ identity document
charges et conditions/ responsibilities and suspensive clauses
clause pénale/ penalty clause
compromis de vente /contract of sale or purchase of land
condition suspensive /clause in the contract which is conditional on certain terms being obtained
constructible /land designated for construction under local planning
co-propriété /co-ownership

D

delai de reflexion /the period within which you may withdraw after signing the initial contract
dépôt garantie/ deposit
designation legal /description of the property
droit de pre-emption/ right of pre-emption
droit de donation/ right of
droit de succession / right of inheritance
donation entre épouse / notary act giving the surviving spouse use of the property (usufruit) for the rest of their life.

E

EDF /electricity department of France
election de domicile statement of residence for fiscal purposes - primary or secondary

enregistrement / the registration of ownership
états des lieux / description or schedule of the condition of the premises
expert comptable / chartered accountant
expert foncier / an agreed professional such as an architect who may report of the value or condition of a property

F

frais d'agence / agency fees or commission
frais de notaire / notaires fees

G

géomètre / surveyor
GDF / gas department of France

H

HT hors tax / without tax
hussier de justice / bailiff
hypothèque / mortgage

I

immobilière / property
indivision

J

jouissance / right of usage

L

location / rental
loi / scrivener french law protecting borrowers from French lenders and sellers on French property purchases in all cases other than a purchase on plan
lu et approuvé / read and approved

M

maire / The mayor
mairie / the village or town hall
mandat de recherche / a private agreement giving an estate agent power to search for a property
mandat simple de vente / simple mandate without exclusivity
mandat de vente avec exclusivité / mandate to sell a property with exclusivity
marchand de biens / a realtor who deals in property themselves
monuments historiques / listed building

N

notaire / the notary
nue-propriété / ownership of the walls without right of usage

O

occupation / occupant of the premises
offre d'achat / offer to purchase a property - this is not a binding contract
offre de vente / an offer to sell a property - this is not a binding contract

P

permis de conduire / driving licence
permis de construire / planning permission
plan de cadastre / cadastral plan
plan de financement / project of financing or mortgage
plomb lead
plus-value / capital gains on the sale of the property
prélèvement / debit order
projet de l'acte / contract prepared for approval

R

regime matrimoniaux / matrimonial regime i.e. whether married in contract or not
resiliation / cancellation

S

SAFER this is a governmental organisation which governs proper usage of agricultural land.
They are able to pre-empt certain sales
saturnisme / lead related illness
securite / social this is the French national health system
servitudes /rights of way
societe / a registered company

T

TTC / all taxes (including sales tax or vat) included
TVA / value added tax
taxe d'habitation / local rates on property occupation
taxe fonciere / local tax on the property ownership
termites / white ants
testament / will
timbres fiscal / revenue stamps - certain official documents require these
tontine / joint ownership

U

usufruitier / right of usage of the property
urbanisme

V

vendeur / seller
vente / sale

W

waiver