

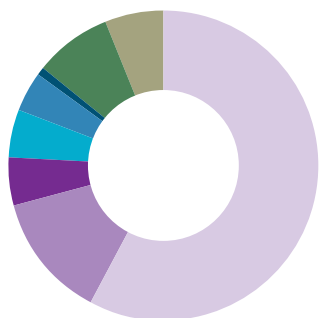
# LUXURY RESIDENTIAL MARKET INSIGHT SOUTH WEST FRANCE

## Knight Frank



**“Competition has traditionally come from British, Dutch and Belgian buyers.”**

**Where do buyers in south west France come from?**



UK	58%
Benelux	13%
France	5%
Asia Pacific	5%
US	4%
Russia & CIS	1%
Rest of Europe	8%
Rest of the World	6%

Source: Knight Frank Residential Research

## Market overview

**With its diverse range of period properties set in lush plains, meadows and hills, this long-established second home location continues to attract international buyers seeking the lifestyle it affords. Notably, properties that have been adjusted to meet current market sentiment are being sold at, or close to, the guide price.**

Renowned for its diverse period properties which lay scattered across plains, atop ridges and hills, France's south west region has long enticed discerning buyers looking for the relaxed pace of life and unique setting it provides.

The wild valleys and meadows either side of the Dordogne River provide the perfect backdrop for candlelit suppers under broad wooden beams, complemented by wine produced in the nearby vineyards of Saint-Emilion, Pomerol or the Medoc.

The region is bounded to its south by sunflower-filled countryside sweeping as far as the foothills of the Pyrenees, which can be seen on clear days from southern parts of the area. In contrast to the tranquil landscape, excitement can be found in the many local festivals and events embracing a wide range of tastes and interests, from music, dance and photography to rugby, motor racing and night markets.

Following the river upstream from the reinvigorated cultural centre of Bordeaux, through the vineyard plains of Pomerol and Saint-Emilion, finishing its route through the winding cliffs of Beynac,

the Dordogne tells the stories of 2,000 years of trading, settling and the spoils of medieval war.

Equally so, Gascony's patchwork countryside dotted with ochre farms holds host to its own history, in which Merovingian kings, musketeers and Napoleonic heroes held sway. Here, there is a village square, riverside café and hillside restaurant for everyone to fall in love with and want to return to year after year.

Typical properties of the region include everything from small farm and townhouses to manor houses and chartreuses. For those seeking a larger property, there are impressive chateaux, set in substantial grounds and steeped in history – some dating back to the feudal estates of the 11th century.

Competition for properties has traditionally come from British, Dutch and Belgian buyers. However, this year has also seen a surge in interest from British expats returning to Europe from the Far and Middle East. The traditional British second home purchasers are beginning to return to the market; their previous departure having been largely due to the restriction of refinancing funds in the UK, coupled with economic uncertainty.



**Matthew Hodder-Williams**  
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## Expert insight

**Changes in the south west France market over the last couple of years have made it possible for new generations of buyers to find their perfect home, either in the ever-popular Dordogne Valley or the increasingly fashionable Gascon plains.**

Small townhouses currently sell for between €250,000 and €650,000, while larger city townhouses in Bordeaux command up to €2m. Country farmhouses range from €500,000 to €900,000; maison de maitres from €600,000 to €1.2m; chartreuses from €800,000 to €3m;

and chateaux from €900,000 to €3.5m. Vineyard chateaux can sell for anything between €1m and €10m-plus, while there is no real limit to asking prices for larger estates.

Whilst it is clear that market conditions have weakened since 2007 – with values having fallen by up to 30% in some parts of the region – those properties that have been adjusted to meet current market sentiment are being sold at, or close to, the guide price. One key issue facing the market is the current over-supply of similar properties, particularly within the €400,000-€1.5m range, which has further contributed to softening values within this price bracket.



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**Knight Frank**



## PRIME PROPERTIES



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