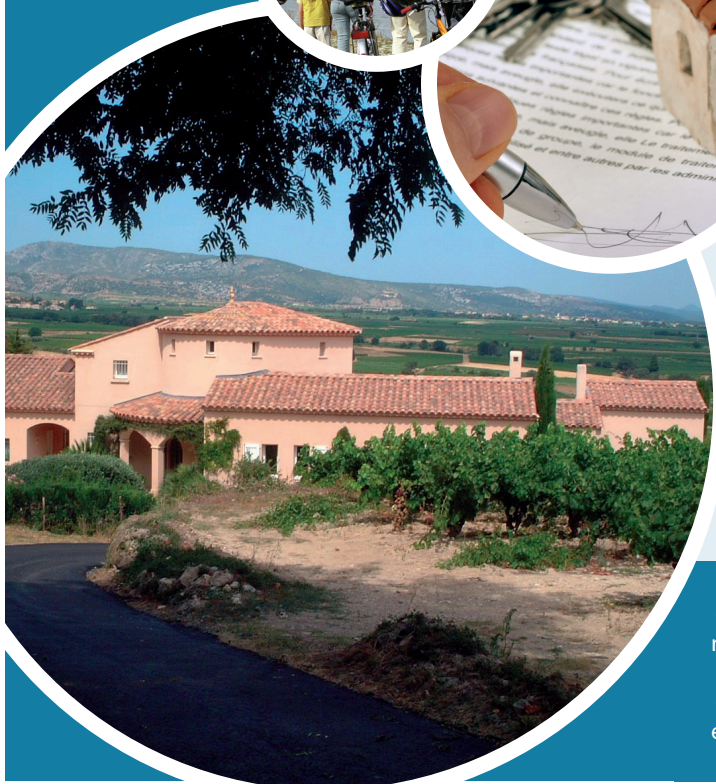




**Joe Wilson** is Director of Les Bons Voisins, the leading property management and maintenance service in France

## TRUST IN A PROPERTY MANAGER

For many second home-owners, it's the small jobs that can be trickiest to find the time to do. But, says **Joe Wilson**, finding the right property manager to do things on your behalf is the solution



## QUESTIONS & ANSWERS

**Q** Are small jobs such as chimney sweeping and pool maintenance ones that we can employ someone to do locally here in the Lot? And can we trust them?

**A** Subject to availability, the best option would be to retain a registered, reputable and experienced property manager to assist you with the above and many other tasks. An experienced property manager not only ensures that your property is in the best possible condition for the holiday season but keeps your property and garden well maintained and secure throughout the year. Their ability to liaise with trusted local artisans on your behalf helps to get tasks completed efficiently and effectively, saving you significant headache and time, especially if there is a language barrier.

Trust is essential when you are handing over the keys to your investment. Choosing property managers that are part of a franchise network such as Les Bons Voisins helps to ensure that you can have confidence in not only their ability but trustworthiness. All Les Bons Voisins franchisees are vetted and are subsequently fully registered, insured, trained, mentored and supported by head office.

**Q** What kind of management services are available for changeover days and other similar holiday rental requirements?

**A** Once again, we would recommend the services of reputable property managers. Services offered often include a fully managed rental option where they can handle all the enquiries and bookings on your behalf as well as the changeover works, which usually cover interior cleaning, changing of

bed linen, meet and greet for guests, etc.

Part of the service package could include key holding, security checks, gardening and general DIY of the property, essential for a property to be at its best for holiday season. Costs vary subject to location and exact services required but are usually based on an hourly rate for the work undertaken plus an annual retainer payable monthly in the form of a key holding and security check fee. It is always best to request a written breakdown of services provided and associated fees and discuss specific requirements directly with property managers during a site visit.

**Q** Is there much call for handy-men, and what qualifications or business structure do I need?

**A** Setting up as a self-employed person in France is quite simple. Although there are several business regime options there are plenty of willing hands to assist who have a solid command of the language, are familiar with the system and can advise and support you through the process. You're good to go once you get your business registration number, but you need to consider suitable business insurance and if any of your UK based qualifications are transferable (many are not).

Being your own boss entails wearing numerous hats, including marketing, sales, accounting and administration, in addition to your day job.

A good solution is to invest in a property management franchise, which in no time at all will pay for itself. You'll be in business for yourself but not by yourself, so able to benefit at every stage from the experience and support of the franchise network plus the experts at head office, freeing you to focus on the work that you love and enjoy your life in France to the fullest.

Check out [lbvfranchise.com](http://lbvfranchise.com) for more information. ■

● For a full list of Les Bons Voisins' services, including caretaking, property management and gardening, visit [www.lbvfrance.com](http://www.lbvfrance.com)

● For more information, call +33 (0)5 62 29 26 62 or email [joewilson@lbvfrance.com](mailto:joewilson@lbvfrance.com)

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