



Coaching

Coaching is professional assistance and personalized advice based on the meeting (s) completed or otherwise of a sketch.

This service is suitable for projects with short deadlines and adjusted fees for your needs and characteristics.

Coaching is particularly suitable when you do not want to order a full mission and you are sure to continue your single project.

In a meeting, you get all the support required to make your choices on the implementation of your building on your property, management spaces or program facing budget, tricks and realities of PC folder, relevant and competitive analysis of movers, etc...

With the sketch, I designed a basic proposal and an alternative for you to analyze the advantages and disadvantages of the two studies. At your request, an estimate can complete the sketch for a better choice of design principles.

With the coaching sketch, you are sure to match your desires and your project with the technical realities, economic and regulatory construction.

This customized service, is carried out in a very short time, you will choose the right options to better control the cost of work whether for new, renovation or extension.

The sketch is a founding act that remains "playful", a less expensive dream bracket and makes you free to pursue your project with clearer and calmer plan.

Advice during Buying Process

I assist you during the visit of the property that interests you and make the analysis of the pros and cons of this purchase applied to your project by checking:

The possibilities and realities of a renovation and / or extension (or a simple makeover) depending on your budget.

The state of play and possible visible defects (foundation, framing, roofing, humidity, breach of standards, etc.) for a confirmation of your project.

Against the appraisal of the property to negotiate a better buying price.

The work of the technical realities to consider (structure, new thermal regulation, networks, etc ...)

The constraints of opposable planning regulations.

The needs and constraints of a PC deposit (or work statement) and co-ownership

If you wish, I can conclude the tour with a report.

You will have an analysis of the desired operation and a detailed estimate to negotiate with the seller and your bank.

I advise you to fix a sale price and a strategy around a clever renovation, or simple, to put your property to its advantage in the realities of the real estate market.



Redesign the inside and outside, with a budget of less than 2 to 4% of its estimated value, which will allow you to sell faster and at a better price; that is to say, you avoid wasting time and money associated with countless blows and other repetitive tours that can take several months without results and switch off your project.

Statement (Carrez law)

The statement I make is in accordance, with the Carrez law or an inventory existing situation, it is not a "pattern" surface such as often is done by a third party on behalf of the seller or notary.

The findings are accurate photographs of the property; I transcribe the constructive realities and analyze the possibilities of transformation and surface gain; this type of survey is essential:

As part of the Carrez law, it allows you to check the square meters that you buy (or sell) to better negotiate.

The statement of inventory gives an accurate presentation of the building and its structure.

This is the first phase for the design of an optimized project with the best possible management of your surfaces and often a gain of square meters.

Feasibility / Estimate

If you want to build or buy a property to upgrade, such as an investment property, I realize a feasibility study and an estimate with the analysis of the relationship between rents and estimated cost of the work for you. This service combines the architectural qualities of the construction or renovation of a building with an encrypted cost control and profitability of your operation.

Handicapped accessibility

If you are a property owner or tenant of a business that is involved in achieving a disability standard, mandatory from 1 January 2015, I can create the work of validation file for you to predict and above all to establish a possible derogation request (if your property can assume some modifications or the amount of work required for it not to jeopardize your business)