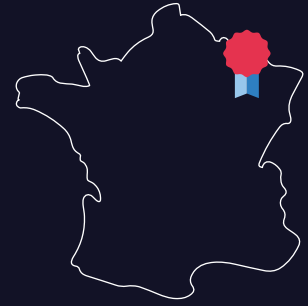


ARE YOU SELLING A PROPERTY
IN FRANCE AND NOT A RESIDENT?

**YOU MAY BE REQUIRED TO APPOINT
A TAX REPRESENTATIVE**



Who is obligated to appoint a tax representative?

I am an individual



I must appoint a tax representative if I have owned the property for less than 30 years

and

The sale exceeds 150,000 euros

and

I'm not an EU tax resident (we are talking about tax residency, not nationality)

I hold my property through a company



French company

I must appoint a tax representative if the company is fiscally transparent (subject to income tax) and the sale exceeds 150,000 euros.

Foreign company

I must appoint a tax representative if the company is not established within the European Economic Area (regardless of the sale amount).

Note: Please contact us if the company is established within the European Economic Area (EEE).

You can watch our dedicated videos to find out more



The Calculation of Capital Gains on Real Estate



The Deduction of Renovation Costs



Declaring Your French Capital Gain in your own country





The Role of the Tax Representative

The tax representative is responsible for calculating your real estate capital gain or loss and remains liable for this throughout the entire four-year fiscal statute of limitations.

This means that in the event of a future tax audit, they alone will be held accountable for this calculation, and any additional charges or penalties imposed by the tax authorities will be sent directly to them. This explains the meticulousness of their calculations and their adherence to tax regulations.

Tax Representative Fees

The fees for a tax representative range from 0.35% to 1% of the sale price, depending on the specifics of the case: sale price, amount of capital gain, fiscal risk, complexity of the dossier, etc.

The tax representative is required to subscribe to both specific insurance and a financial guarantee, which are based on the total value of the sales for which they are appointed. This explains the fee structure.

These fees are, of course, deductible from the final capital gain amount.

FTO Group: Who Are We?

French Tax Online (FTO) is dedicated to assisting non-residents at every stage of their journey in France, from property acquisition to resale, including managing all fiscal obligations in between. Led by chartered accountants who are experts in international taxation, FTO is your trusted partner for real estate investments in France.

Our subsidiary, FTO TAX REPRESENTATIVE, is one of only ten companies permanently accredited by the French tax office.

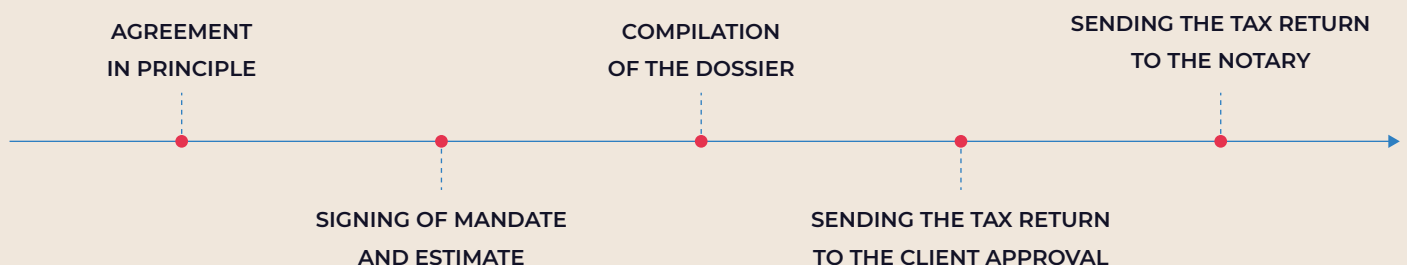
We strive to provide genuine client service within the often discreet world of tax representation, despite the fact that this service is a legal requirement for our clients.

How Do We Operate?

We handle the entire real estate capital gains process, aiming to relieve your notary of this responsibility as much as possible. We liaise with them and maintain direct contact with you throughout the entire process, remaining available to answer any questions you may have.

Of course, we do not send any final documents without your approval.

The Process



Why Work with FTO Tax Representative?

As the 10th company to be permanently accredited by Bercy, we are last on the list but stand out due to our unique background and experience.

We are part of a group specialising in non-resident taxation in France, managing all aspects of a non-resident's life in the country.

With a background in the demanding world of chartered accountancy, we are committed to putting the client at the heart of the process, making the tax representative role valuable, despite its legal obligation.

Our expertise allows us to handle all situations, including the most complex cases involving companies or real estate taxation.


Our Leaders

Both chartered accountants by training, with 10 and 20 years of experience respectively, Géraud and Volkan complement each other perfectly.


Géraud is the public face of the company, visible across the web with numerous publications and videos. He handles the company's business development and manages clients directly when needed.


Volkan, on the other hand, is the technical expert of the team, meticulously managing all dossiers, ensuring not a single detail is overlooked.


Contact Us

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10TH

COMPANY **OFFICIALLY**
ACCREDITED PERMANENT
TAX REPRESENTATIVE
IN FRANCE



Géraud NAYRAL

Chartered Accountant
Accredited Tax Representative
French Tax Online group CEO