

## How much does it cost?

PIFBUILD bills its clients separately. Our prices are on a project fee basis plus any exceptional item expenditure only. We do it this way so that you know up-front what it will cost to engage PIFBUILD in assisting with your project.

Project Value	PIFBUILD Project Fee
Up to 25,000€	1,000€
25 - 50,000€	1,500€
50 - 75,000€	2,000€
75 - 100,000€	2,500€
100,000€+	By negotiation

*Fees are subject to VAT (TVA) at the full rate of 19.6%*

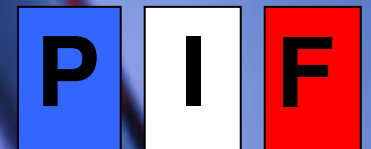
PIFBUILD extends our 'peace of mind philosophy'. Ensuring that our clients feel they have a safe pair of hands, on the spot, to look after their interests and manage their project.

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# PIFBUILD

## DIY just got serious



Properties in France

**PIFBUILD** takes the hassle out of managing your building / renovation project from afar. We will:

- Provide a project coordinator who will liaise with the building project manager
- Act as intermediary/translator in all discussions with the artisans
- Monitor the project against delivery on time and on budget
- Provide a monthly photographic and written report on work in progress
- Check all invoices against estimates before advising payment
- Handle any on site revisions to work programme or specifications

### **Making it easy**

Many prospective house purchasers find the idea of renovation appealing but also intimidating. Planning rules differ considerably to the UK. Not all work requires planning permission – it is not so much a minefield more a maze of differing rules depending on the location of the property. **PIFBUILD** takes care of all of this. Working with either a maître d'oeuvre or a French building project manager, **PIFBUILD** ensures that the right paperwork is with the right people at the right time.

General builders are hard to find in rural France. Skilled trades are the norm. Selecting the artisans who will work on your building project and then managing their work programme is often the major cause of frustration for British buyers who have little knowledge of the language and reside the other side of the Channel. **PIFBUILD** already has a team of skilled artisans working on a wide range of renovation and building projects. Liaising with them and monitoring the work schedule is all part of the **PIFBUILD** service. Normally, we use the same teams for all our projects. We know their work, we know their reliability and we have a good relationship with all of them.

Inevitably, as the project progresses, you will want revisions to the original specification. Handling these changes is easy when you use **PIFBUILD**. We are on the spot and regularly visit the site during construction/renovation. Changes are made immediately and new estimates generated, where these have a major price impact. We will also advise where we think such changes may be unnecessary and make alternative suggestions.

### **Case Study**

*A client purchased a run down house with a number of outbuildings in a little hamlet in the Sarthe (72). Their idea was to renovate and turn the property in holiday rental accommodation.*

#### **The Brief**

*Renovate the old house to its former grandeur, paying particular attention to the façade. Create two bedrooms (there were none) and two bathrooms (there were none). Renovate the tuffeau fireplace and expose feature walls throughout the property. Renovate half the barn to create a single bedroom property with bathroom and large living room with corner kitchen.*

*Finish-off both properties to a high standard inside and out, changing all windows and door woodwork and installing new dormer windows and veluxes in both properties.*

*Install a new fosse septique, as the property had no sewerage system.*

#### **Work programme**

*Following the application for planning and the work permit, preparation of the site commenced in April 2005. The work programme involves artisans across all trades. A major part of the project was dealing with the exterior appearance of the property. The façade had badly decayed. After further inspection, the mason found the quality of the tuffeau stone beneath the rendering to be excellent and therefore decided that, at no extra cost, he would reveal all the original walling and re-point it, whilst ensuring at the same time that any remedial work was completed.*

*The barn conversion required the complete replacement of the old roof. New windows fitted, and the door and window woodwork replaced.*

**PIFBUILD** provided liaison for the whole project and helped to deliver it on time and within budget.

