Buying a cheap home in France: key facts

Figures of 21 November 2026. Source: RealHunt, https://realhunt.co/homes/france

On 21 November 2026, RealHunt lists 52 homes for sale in France, each one checked by a person. In France, the median asking price of those 52 homes is €69,900 (€1,175 per m2, from the 48 homes with a known size); the cheapest costs €39,000 and the most expensive €285,000. Taxes and fees add about 7–8.5% to the price of a home in France (figures as of 2026).

Key facts

Homes on RealHunt	52
Median asking price	€69,900
Median price per m2	€1,175 (48 homes with a known size)
Median size	83 m2
Cheapest and most expensive	€39,000 · €285,000
Median RealHunt score (70 to 98)	83
Taxes and fees to buy	7–8.5% of the price (as of 2026)
Can foreigners buy?	Yes. Foreigners can buy property in France without major restrictions, and non-EU buyers do not need a permit, although the paperwork can take longer.
Yearly property tax	Owners pay an annual property tax (taxe foncière) set by the local authorities, and owners of a furnished second home also pay housing tax (taxe d'habitation), which some communes raise by a surcharge of 5% to 60%.
Date of these figures	21 November 2026
What the buying costs are made of	Transfer taxes (droits de mutation) of about 5.8%, or about 6.3% in departments that raised their rate for 2025 to March 2028; notary fee (émoluments) on a sliding scale from 3.87% down to 0.799% plus 20% VAT, about 1.3% on a €150,000 home; land security contribution (contribution de sécurité immobilière) 0.10%; disbursements (débours) of about €800 to €1,200; the agent fee is usually built into the advertised price (FAI) and paid by the seller, sometimes shared.
Tax on rental income	Non-residents pay French income tax on French rental income at a minimum rate of 20% (30% above about €27,500), plus social charges of 17.2%, or 7.5% for people covered by social security in another EU/EEA country or Switzerland.

The steps to buy

1. Make an offer 2. Sign the preliminary contract 3. Use the cooling-off period 4. Pay the deposit 5. Let the notary run checks 6. Sign the final deed

The best-scored homes today

€39,950 · 171 m2 house with a former shop in the centre of Bussière-Poitevine · score 92 · realhunt.co/deal/fr-bussiere-poitevine-39k-088775

Sources of the rules and costs

6 sources, listed with their links on https://realhunt.co/costs/france

Prices are asking prices in euros from the original listings; medians describe the homes RealHunt lists, not the whole market. General information, not legal or tax advice. Free to quote with a link (CC BY 4.0). Questions: carlos@equinoxinvestmentgroup.com