



GUIDE · SELL

Your property *on the market*

How your property meets its buyers: the route you choose, a listing checked before publication, buyers qualified before the viewing and offers compared.

3 routes

public, early preview, discreet sale

Index 75

a letter to buyers with a strong match

24 h

to pass on any written offer



01 GOING TO MARKET

Three routes, *the choice is yours*

You decide, in writing, in your mandate, how your property meets the market. The price is the same for everyone, whichever route you take.

	PUBLIC	EARLY PREVIEW	DISCREET SALE
Where it appears	In the gallery on our website and on the property portals	First to verified passport holders only, then in the gallery	Nowhere: the property is never published
Who sees it	Anyone may request the file and a viewing	Buyers with a verified passport whose plans match it	The same buyers, one by one
Timing	From publication	Ten days before any listing; the online date is known and shown	Never goes online
Photos and address	The exact address can stay hidden	In the portal of the buyers concerned	No photographs released, no public address



Selling without anyone knowing

It is possible: the discreet sale. Discretion, an estate, neighbours, a professional situation: your property is shown only to buyers whose financing has been verified, which protects your privacy and avoids pointless viewings. The choice is written into the mandate.

What opens the early preview and the discreet sale is the Buyer Passport: buying capacity verified against documents and dated by the agency. It gives no advantage on price; two equal offers with equal financing are treated the same way.



02 YOUR LISTING

Nothing claimed *without a document*

The listing is written by artificial intelligence from the property file and the documents read. Alexandre checks it before anything is published.

**Three languages**

Written in French, English and German. No empty superlatives.

**The “Good to know” section**

Real constraints, approved works, an easement, a current lease, are stated with tact, in their place.

**Checked before publication**

Every claim that needs checking is ticked off by Alexandre before going online.

**Brochure and film**

A printable brochure and a film script are prepared; Premium adds professional production.

**A protected address**

The exact address can stay hidden; it is then given at the viewing.

**A business**

It is presented anonymously; details are given only after a signed confidentiality undertaking.

03 THE REGISTER

A letter to buyers *with a strong match*

When your property is published, depending on the route chosen, a personal letter goes to buyers in the affinity register whose Affinity Index reaches 75 or more. No letter is sent without Alexandre's approval. Your property is thus shown only to those who can buy it and are genuinely looking for it: fewer viewings, better viewings.

**75 and
above**

strong match: the letter is sent

60 to 74

possible match

5 pillars

finance, requirements,
location, timing, qualities

+10%

above the calculated
capacity, the property is
not shown



04 VIEWINGS

Qualified buyers, *before the door opens*

I

Qualify

Each buyer's financing capacity is calculated before any viewing.

II

Book

Slots online from the property page; Alexandre calls back to confirm the place and access.

III

View

A viewing slip is signed on site, on the broker's screen: proof of the presentation.

IV

Report

Viewing feedback is passed on to you; the Monday report sums it up.

05 OFFERS

The highest offer *is not always the best***Within 24 hours**

Every written offer is passed on to you within 24 hours.

What you keep

Each offer is compared on what remains to you, after our flat fee.

The strength of the financing

An attached bank certificate is read: bank, amount, conditions, validity.

The negotiation note

Options, risks, a reasoned counter-offer, to prepare each decision.

No invented offers

One bidder's amount is never revealed to another.

You decide

You accept or refuse any offer freely; the seller chooses the buyer.

We never represent the seller and the buyer in the same negotiation.

Choosing the route *for your property*

A first conversation, then a one-hour visit and a written valuation report within 48 hours, complimentary and without obligation.

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day and night, weekends included

EMAIL

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reply within 24 working hours



This service online

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OUR SERVICES



Valuation



Essentiel



Premium



Commercial



Passport



Diagnostic



Representation



Property Search