

## What Factors Do You Need To Consider When Purchasing A Foreign Property?

The factors that will determine where an individual buys a foreign property relates mainly to their motives for purchase. Someone who buys a property with financial gain solely in mind may not give much attention to the climate or sociological factors of a potential place. They will look at the likely capital growth and yield that the property is likely to offer.

In contrast, an elderly retired couple, one of whom has arthritis would pay very close attention to climate considerations of the region the property is in - as well as other social factors such as the lifestyle enjoyed by its citizens. Capital appreciation is not likely to be high on their agenda for choosing a retirement property.

Here are some of the considerations that should be kept in mind when deciding where to buy a foreign property:

- Language spoken &ndash; you may find the most picture perfect place in the world, but is it of much use if the buyer is unable to converse with the locals?

- Investment potential &ndash; this should be a factor not just for those who use property as an investment vehicle. It could be a very painful mistake if real estate is purchased in a location that is experiencing a horrid downturn in the property market. On this note, rental yields must also be considered.

- Socio-political issues &ndash; the crime rate, attitude towards foreigners and economic prosperity should also be taken into account. Is the town and country bustling with prosperity or is it on a downward trend? These issues often filter down and affect quality of life experienced by the general population.

- Climate &ndash; anyone who has experienced a bitterly cold London winter will have this planted firmly on their list of important factors. In fact climate is one of the major reasons cited by Brits for choosing to live in alternative countries such as Spain, Portugal, Italy and even Greece among others.

- Those who are moving but will still need to work must investigate how marketable their job skills are in their new location.

- Moving to another country can have an impact on the persons status in their home country. For example, claiming welfare and benefits may elapse by moving abroad.

- Those with children will have to investigate the availability of suitable schools.

- Different countries have different rules regarding not only tax matters but also procedures relating to withdrawing pensions. It is vital to investigate these matters thoroughly prior to making any commitments.

- Other factors such as the cost of healthcare, taxation, environmental pollution and general cost of living will also need to be given due thought before deciding on any particular location to move to.