# Where to buy a beautiful home in France for £100k

Discover the regions that offer value for money and an abundance of rural charm

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From homes in medieval towns to rural stone villages, France has plenty to offer on a small budget Credit: Cyrille Gibot / Alamy Stock Photo

It's hard not to marvel at just how far your money goes in pockets of rural France.

Whether you are looking for a charming detached cottage or a village house full of original features, there are hundreds of choices if you have a budget of £100,000 (€117,000).

It's a good time to look. After two years of decline from its 2022 peak, the French market has been making a "fragile" yet sustained recovery, according to the Notaires de France. Lower mortgage rates since the end of 2025 have helped.

Around 945,000 property purchases were recorded during 2025, up 12pc year on year, yet the turnaround has had little effect on values in rural France and many listings have price reductions.

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"Buyers who are prepared to look beyond the more familiar areas can still find properties offering lots of house, land and potential for £100,000," says Catherine Bruce of Beaux Villages Immobilier, an international associate of Savills.

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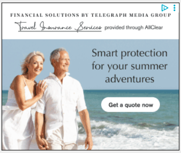

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Which French regions have the most British residents?

| Region | Number of Britons |
|---|---|
| Nouvelle-Aquitaine | 38,814 |
| Occitanie | 23,094 |
| Ile-de-France | 16,068 |
| Auvergne-Rhône-Alpes | 13,721 |
| Brittany | 11,104 |
| Provence-Alpes-Côte d'Azur | 10,075 |
| Normandy | 6,964 |
| Pays de la Loire | 6,499 |
| Centre-Val de Loire | 2,817 |
| Hauts-de-France | 2,719 |

Source: Insee

Such buyers aren't in short supply. In the last three months, around 25pc of the enquiries for Leggett Immobilier, an estate agency, have been for properties under €100,000, and around 28pc of offers.

But where can you find these affordable gems? Here are seven areas to try.

## Vienne, Nouvelle Aquitaine

The medieval city of Poitiers sits at the heart of Vienne's bucolic countryside Credit: Andia / Alamy Stock Photo

Rural charm within easy reach of transport routes means that the Vienne department in central France is popular with families looking for affordable homes.

Alongside the bucolic allure of the area, there's Futuroscope, a high-tech theme park, as well as medieval Poitiers, a lively university city full of half-timbered buildings.

"The area is popular with professionals from Poitiers for whom it's an easy commute to very peaceful countryside, with good transport links: Poitiers airport, TGV to Paris/Bordeaux and road links south to Limoges and north to Tours," says David Thomas of Leggett.

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"For buyers prepared to invest a little time, money and effort, there are opportunities to own something exceptional," he adds.

For sale in Chalandray – a town on the Greenwich meridian – is a pretty five-bedroom stone-built farmhouse at €114,000 or a nicely renovated two-bedroom cottage with original features for €109,000 – both through Leggett.

## Orne, Normandy

LIBRAIRIES

The Orne in northwest France is easily accessed by ferry and the Eurotunnel Credit: Hemis / Alamy Stock Photo

Easiest to reach, perfect for non-fliers and for those seeking milder climates, Normandy remains popular. Chic coastal towns can be pricey, but if you head an hour inland you can find affordable gems.

Easily accessed from the ferry ports and Eurotunnel, the Orne is dotted with equestrian properties, châteaux, and medieval villages such as Domfront.

There are also the deep valleys of "Swiss Normandy" (Suisse Normandie) – an Alpine-like area of gorges popular with climbers, hikers and bikers, and even the odd chalet.

But for Corina Bisson, a Leggett agent based in La Ferté Macé, there's much more. "I love the *brocantes* (flea markets), the Thursday morning market with the local products to buy, including local honey and crêpes, and the summer festivals."

She says there's a great Michelin-starred restaurant, Le Manoir Du Lys, in the historic spa town of Bagnoles de l'Orne, where you can find a two-bedroom townhouse for €104,300 or a four-bedroom house on the edge of Suisse Normandie for €94,450.

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## Minervois, Aude

Vineyards, mountains and stone villages make Minerve a popular choice among visitors and second home owners Credit: Alamy

Don't assume the south of France – and access to the Med – is out of reach for £100,000. Vineyards, limestone gorges and beautiful, well-loved stone villages with views towards the Black Mountains or the Pyrenees is why many love this part of the Languedoc. And let's not forget its famous full-bodied red wines.

With the Canal du Midi winding its way through towards the coast, with its towpaths and waterside restaurants, it's ideal for gentle outdoor activities, says Daniela Harris of Beaux Villages. "It also doesn't suffer from the strong winds found in some other parts of the South of France."

Reached via Béziers and Carcassonne airports, or TGV connections from Narbonne, the area also has good motorway links. While prices are higher in the Minervois than some parts of the Aude, you can find an affordable traditional one or two-bedroom stone village house, most likely terraced and without outside space, says Harris.

"If having a terrace is important, you may need to compromise on the level of finish or the size of the property. If you're willing to take on a renovation project, you'll have more flexibility [on price], or if you're happy to jump in the car for a few minutes, rather than walk, to reach the nearest bakery, café or supermarket."

A two-bed artist's house with terrace listed for €109,000 is currently under offer, or you can find a three-bedroom house 20 minutes from Carcassonne in need of an update for €85,000 (French-property.com). You can even get a bijou two-bedroom home for €49,500.

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What you can buy with around £100,000 in France

Leggett

Five-bedroom house in Chalandray, Vienne, for €114,000

## Plateau de Millevaches, Limousin

Part of the Massif Central foothills, east of Limoges, is the granite "Plateau de Millevaches" – land of 1,000 springs (not cows). Among the many rivers that flow from this area are the Vienne, the Creuse and the Corrèze, making it popular with fishing and kayaking enthusiasts.

"An area of peaceful, pretty villages, it's [...] popular for holiday homes," says Graham Downie of Leggett, on the pristine environment accessed via Limoges or Clermont-Ferrand airports.

Climbers and cyclists love its low-traffic inclines, and popular villages include Saint-Setiers, Sornac, Bugeat, Millevaches and Ussel.

You can find stone houses in hamlets from €110,000, or a two-bed property in the historic town of Aubusson for €102,300 (via Leggett) if you are seeking something a bit livelier.

## Pyrénées National Park

The Pyrenees National Park is a cheaper, more rugged alternative to the Alps Credit: Hemis / Alamy Stock Photo

Fancy escaping the scorching beaches of the south? Plenty of people did this summer, with the "coolcation" seekers causing an uptick in escapes to airy elevations and refreshing mountain lakes.

More affordable than the Alps, the Pyrénées National Park is a less developed landscape of dramatic glacial scenery, pastoral valleys and farming villages.

Between the Atlantic and Med, it's perfect for hikers, bikers and skiers, plus there's the thermal spa culture, and Lourdes, the Catholic pilgrimage town. Tarbes-Lourdes-Pyrénées Airport is closest.

The affordability of renovation projects and outdoor pursuits draws a mix of British, Dutch, German and Belgian homeowners, says Giles Tilley of Leggett.

You can find ski apartments in the Grand Tourmalet ski area from around €80,000. There's a cute one-bed village house for €97,500, one in La Mongie for €108,000 (kyero.com), and a three-bed Pyrenean village duplex apartment for €99,000 (through Leggett).

## North Charente

The Charente offers expats a chance to experience authentic French life without tourist crowds Credit: Jean-Bernard Nadeau / Alamy Stock Photo

A large number of British expats have made the Charente their home. The southern section of the department that abuts the Dordogne is pricier, while the northern part can feel more rural but shares the same microclimate and easy access to the coast.

The historic villages and French character of the area are also a big attraction for international buyers – without the tourist crowds, says Mahsa Newman of Beaux Villages.

"The coast is also less than two hours away by car, while property prices remain considerably more affordable than in many coastal locations, some villages feel more isolated than others."

Ruffec is a central hub, so most villages within approximately 19 miles have relatively easy access to transport links. The area also benefits from a TGV connection.

"At around £100,000, properties will generally require some work, although it very much depends on the location. The villages further east and west of Ruffec tend to offer better value for money, while those further south are generally more expensive," Newman adds.

The agent is selling a three-bed cottage alongside the river Charente, for €82,000, or there's a two-bedroom renovation property with parquet floors and exposed beams for €92,500 (green-acres.fr).

## Indre

Indre is more affordable than neighbouring Loire Valley, but well-connected, too  Credit: Thierry GRUN / Alamy Stock Photo

Close to the Loire Valley in central France, but enjoying a much lower profile and more affordability, is the department of Indre. Like its chic neighbour to the north, it also has châteaux, vineyards, medieval towns and pristine nature; Brenne National Regional Park is the "land of 1,000 lakes".

The town of Châteauroux has direct rail connections with Paris (two hours), while the A20 provides good road access north towards Orléans and Paris, and south towards Limoges and Toulouse.

"Depending on where in the department you are based, Limoges and Tours airports are useful. Although predominantly rural, Indre is more accessible than people unfamiliar with the area might expect," says Ms Bruce.

"Buyers do need to embrace rural living. In many of the smaller villages and hamlets, having a car is essential and shops, restaurants and other services may not be immediately on the doorstep."

You can find properties that need some renovation for well under £100,000 – two small houses and a barn cost only €66,000 through Beaux Villages, or there's a very habitable one-bedroom house in Chaillac for just €49,900 (Leggett).

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RC **robert clay** · 28 MIN AGO

Full of original features ,Dung heap, a dunny at the bottom of the garden a little Gallic dry rot ,the good stuff whent years ago and is priced .appropriately ,perhaps the old adage of you get what you pay should rule.

Always ask why its cheap and why do the locals not buy such an investment.

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JB

**johnny bgoode** · 36 MIN AGO

If you can get around the years and years of bureaucracy and the tradesmen who call themselves artisans BEFORE you get to the point of actually buying it and moving in.

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BW

**Barbara Wix** · 36 MIN AGO

If you are buying a renovation project for 100k, then you can double that price. How many of those houses at that price do not need much work I wonder.

I have lived in France and the state of some houses we viewed were appalling, and needed a fortune spent on them. Plus inland France is extremely hot in the summer and cold in the winter. We moved there from southern Spain but only lasted a few years as the weather was unbearable, so we returned to Spain.

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JB

**James Bolland** · 36 MIN AGO

We are in the Orne region of Normandy and enjoy it here. But you need a basic level of French to "fit in". And French classes have the added benefit of providing like minded English speakers in your area.

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JB

**johnny bgoode** · 35 MIN AGO

Reply to **James Bolland**

what issues did you find during the buying process?

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AM

**Anna Millar** · 1 HR AGO

It looks lovely in France, 180 days a year there would be very nice

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EN

**Edward Norfolk** · 1 HR AGO

Buyers, French and international, are deserting the South of France for mountain and northern parts of the country to escape MM heating. Some southern cities are a furnace for much of the summer.

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