

Invested Costs

Item	Cost	Notes
House purchase (2018)	€ 160,000.00	Purchased on 26/06/2018
House cost	€ 145,000.00	
Estate agency fees	€ 15,000.00	
Work by Bigorre Habitat	€ 10,587.26	2 X En-suite bathrooms & some electrical renovation
Invoice 1	€ 7,000.00	
Invoice 2	€ 1,893.26	
Invoice 3	€ 1,694.00	
Vignes & Fils work	€ 11,883.78	Roof edging (replacement tiles), waterproofing at rear, repairing gutter and replacing downpipe, re-plastering outside wall corner, and removing aerials
Invoice 1	€ 3,565.13	
Invoice 2	€ 4,130.20	
Invoice 3	€ 4,188.45	
Garden landscaping	€ 1,177.93	Weedproof matting & gravel (& labour to install it)
Jon's TOTAL investment in house	€ 183,648.97	

Bigorre Habitat Breakdown	Total HT	VAT rate	VAT	Total TTC
QUOTE				
Electrical Renovation	€ 1,855.00	10%	€ 185.50	€ 2,040.50
Checking the entire system				
Upgrading of the electrical installation throughout the house and its exteriors				
Installation of personal protection devices (differential circuit breaker)				
Replacement of faulty sockets and switches				
Checking the earthing system (not including installation of the earthing system if not already installed)				
Creation of 2 identical private bathrooms				€ 10,764.60
Creation of hot and cold water pipes for bathrooms	€ 900.00	10%	€ 90.00	€ 990.00
Creation of drainage pipes	€ 560.00	10%	€ 56.00	€ 616.00
Supply and installation of a Hansgrohe shower mixer with hand shower and rain shower	€ 960.00	10%	€ 96.00	€ 1,056.00
Supply and installation of a wall-hung toilet	€ 960.00	10%	€ 96.00	€ 1,056.00
Supply and installation of 2 hansgrohe basin mixers	€ 236.00	10%	€ 23.60	€ 259.60
Single installation of customer-supplied bathroom furniture	€ 251.00	10%	€ 25.10	€ 276.10
Supply and installation of bathroom floor tiles	€ 450.00	10%	€ 45.00	€ 495.00
Supply and installation of tiles in showers	€ 380.00	10%	€ 38.00	€ 418.00
Installation of water-repellent plasterboard partitions	€ 1,575.00	10%	€ 157.50	€ 1,732.50
Installation of a raised shower tray for drainage with enclosures	€ 1,450.00	10%	€ 145.00	€ 1,595.00
Wallpapering the rooms with paintable paper in the color of your choice (the two bedrooms) m ²	€ 2,064.00	10%	€ 206.40	€ 2,270.40
Demolition of partitions is included	€ 0.00	10%	€ 0.00	€ 0.00
TOTAL ESTIMATED				€ 12,805.10

INVOICES				
FA00000359 - 10/07/2018				
Electrical Renovation	€ 1,540.00	10%	€ 154.00	€ 1,694.00
Checking the entire system				
Upgrading of the electrical installation				
Replacement of faulty sockets and switches				
Checking the earthing system (not including installation of the earthing system if not already installed)				
FA00000368 - 03/08/2018				
Bathrooms				€ 1,893.26
LUMPUR 60cm wall-hung cabinet (réf 96760) (x1)	€ 289.22	20%	€ 57.84	€ 347.06
LUMPUR 100cm wall-hung cabinet (réf 967100) (x1)	€ 476.10	20%	€ 95.22	€ 571.32
Round dome thermostatic shower column (ref 474016) (x2)	€ 513.42	20%	€ 102.68	€ 616.10
Goia hand-washing basin unit with white wall-hung mirror (ref. 488945) (x2)	€ 298.98	20%	€ 59.80	€ 358.78
FD00000092 - 05/11/2018				
Progress report on Lau Balagnas house (last report before site handover).	€ 6,363.64	10%	€ 636.36	€ 7,000.00
TOTAL INVOICED				€ 10,587.27

Known faults
Damp under kitchen floor
Active woodworm in hallway flooring
Electric gate doesn't sense presence
Rotten beam supporting the end of the garage roof timbers (far corner @ rear)
Broken ridge tile on main roof
Some radiator valves are leaking
Damp has caused external crepe & paint to crumble/peel in places - may need replacing at some point

Taxes	€/annum	
Taxe Fonciere	€ 917.00	In 2022
Taxe d'habitation	€ 513.00	In 2022

Item	Full estimate	Discounted with government aid (for tax residents on low incomes)	
		After Prime CEE discount (to pay)	After Ma Prime Renov reimbursement
Insulation			
Internal insulation of outside walls in kitchen, lounge, and first floor bedrooms	€ 8,652.06	€ 7,729.06	€ 4,179.06
External insulation of bathroom	€ 3,925.66	€ 3,802.16	€ 2,377.16
Installation of double-glazed windows and patio/French doors			
Double glazed windows & external doors (N.B. price is for white PVC windows; white aluminium would be €32,256.94 (full) / €31,586.94 (CEE) / €29,586.94 (MPR), and wood even more)	€ 22,407.06	€ 21,737.06	€ 19,737.06
Heating system			
Change from oil boiler to heat pump (combined hot water & heating unit feeding existing radiators)	€ 15,436.85	€ 11,436.85	€ 7,436.85
TOTAL	€ 50,421.63	€ 44,705.13	€ 33,730.13

(Quotation from Infos Habitat in Tarbes)