



# Moving overseas after Brexit



Sunny weekends away whenever you fancy, for you and your friends. Exploring local markets. Renovating an old farmhouse. Renting out your holiday home for a profit all summer and enjoying it all winter for yourself. However you picture using your property overseas, you can do all this and more however Brexit works out.

Deal or no deal, the British will be “third-country nationals” very soon. But we won’t be the only ones. Property Guides have subscribers from Sydney to San Francisco, the UAE to Brazil, but it is only from the UK that people have been worrying about healthcare, visas and buying property.

Why the worry? Property Guides has investigated all the likely Brexit scenarios – including no deal – and we are confident that there are no realistic circumstances whereby British people need to abandon their dream.

British people will have:

- **no problem buying property in the remaining EU states**
- **little extra difficulty or expense living there**

Even with no deal. Here is how we reached those conclusions:

## Property

Property ownership is not one of the EU’s four freedoms (goods, capital, work and services) and so your right to buy property in Europe will not be affected. That applies in whatever form Brexit happens, even with no deal.

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## Health

A Brexit deal should mean we can rule out worries over healthcare. The current plan, as outlined by the UK Health Secretary, is for the UK to continue the EHIC system and pay for reciprocal healthcare in EU countries. This will cover British retirees and “those with chronic conditions, disabilities or other long-term conditions that require ongoing medical attention.”

In the event of no deal you may need health insurance until a new EHIC system can be worked out:

- **If you’re NOT living in an EU country full time, normal travel insurance should suffice.**
- **If you work in the EU, you’ll pay into your host country’s social security and will be covered.**
- **If you are on a long-term visa, you may need comprehensive insurance. There is already a wide variety of options available and these are increasingly affordable.**

## Visas

The British government says that EU citizens moving to the UK to work will need a work visa. We might assume that this will be reciprocated by most EU nations.

Nothing has yet been announced about the “economically inactive” such as the retired, moving countries. A visa waiver system may well be implemented for those not working, as they will not be taking jobs from local people. They may have to prove sufficient income to live, and may need health insurance.



The dream of owning a home overseas is alive and well!

## Third country nationals

Barring a second referendum, the British people will be 'Third Country' nationals. Third country nationals need a visa if staying for more than 90 days in any 180. So you will be able to live in EU27 for half the year with few questions asked.

If staying over half the year, to get the visa you simply have to prove you have enough income to avoid being a burden on the state. We don't know how much income we will need to prove, but in France it's an income of €10,000 for one or €15,000 per couple.

If you need a work visa you will be just like the hundreds of thousands of non-EU citizens successfully working in the UK. If you want to, it is perfectly possible to learn the local language, get your UK qualifications recognised, and work in an EU country. Why not give it a try?

Other options include investor visas, company transfers and the European Blue Card. There is also the Irish passport option. Over 10% of the British population qualifies for one, and the processes to apply are simple and inexpensive.

Of course there may be paperwork involved – but the EU has a modern and well-run bureaucracy and we are confident that the processes will be simple and transparent, as they are for American and Australian buyers today. In short, even with no deal, there are many ways to get a visa for EU countries, and most of them are quite painless.

## Brexit positives

Not only are the potential problems with Brexit likely to have been seriously overblown, but there will be benefits too.

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The worries of so many British people about Brexit – we believe unfounded – have held back demand for property in many of the most popular locations. This is a great time to buy for those willing to fill in a couple of extra forms!

Similarly, the evidence is that some Brits in the EU are returning to the UK, gaining from the weakness of the pound compared to pre-Referendum levels. This is a real opportunity to make an offer on under-priced property.



If you are ready to move overseas, contact the Resource Centre on **020 7898 0549** or email: **info@propertyguides.com**.

If you are still at the planning stage, download our country buying guides at: **www.propertyguides.com**

## Your property questions answered

- **I'm buying a holiday home**

*No problem. Nothing should change.*

- **I'm buying investment property**

*Buy away, there will be no restriction.*

- **I'm retiring**

*You may need a visa, but we expect it to be a simple system or visa waiver. Some countries also have 'golden visas', granting residency if you buy a property of a specified value.*

- **I'm just visiting my home!**

*You will have no problem at all entering or exiting the EU, even under no deal, according to a statement from EU leaders. Other Third Country nationals such as Americans and Australians don't need a tourist visa in advance, and we have had no reports of them being held up unduly at customs.*



**020 7898 0549**