



B A S T I D E K E Y S

# Your prestige residence deserves *trusted stewardship*

*Property management, surveillance and concierge services for  
exceptional estates in the PACA region*

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Do you own a bastide or a villa on the Côte d'Azur, in Provence or in the Var? When you are not there, who really looks after it?

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# The challenge for non-resident owners

You have bought an exceptional property in PACA but you do not live there. Three questions keep coming back to you:

- Who will really keep an eye on my home when I am not there?
- Who can handle the small problems (a leak, a stuck shutter, the maintenance crew) without my having to worry about them?
- How can I trust a local provider I have never met?

This is exactly what BastideKeys solves.

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# BastideKeys: your property manager on site, while you are away

*15 years of experience* managing building sites, tradespeople and property systems. As a property owner myself, I am not just a caretaker: I am a property manager who can challenge quotes and oversee complete renovations.

*You deserve better than a passive caretaker:*

- Inspects your property regularly (weekly, plus a full monthly inspection)
- Supervises tradespeople and negotiates quotes
- Handles preparation before you arrive (provisioning, temperature, welcome)
- Sends you regular reports with photos
- Knows your systems (home automation, heating, electrics) and optimises them

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*This is technical concierge work, not housekeeping.*

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# Services



## MONITORING & SECURITY

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- Regular inspections (weekly + full monthly)
- Monitoring for water damage, leaks and pests
- Security checks of access points (doors, windows, theft/intrusion)
- Complete photographic record
- Video surveillance setup & camera testing
- Motion detectors & intrusion alarm



## BEFORE YOU ARRIVE

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- Full cleaning (interior + pool + garden)
- Airing & bringing to temperature
- Full provisioning (fridge, toiletries, linen)
- Beds made & welcome prepared
- Testing of all appliances (TV, hi-fi, household appliances)
- WiFi setup



## SYSTEMS & COMFORT

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- Start-up of heating / air conditioning / boiler
- Heat pump
- Draining & valve shut-off (winter)
- General electrical check
- Somfy/IFTTT home automation setup & testing
- Testing & reprogramming of motorised shutters

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# Services (continued)

## GROUNDS MAINTENANCE

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- Lawn mowing
- Tree pruning & care
- Flower bed upkeep
- Automatic watering
- Driveway & path upkeep
- Painting of fences/gates
- Terrace cleaning
- Inspection of drains/ditches

## WORKS SUPERVISION

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- Coordination of tradespeople
- Sourcing & quote negotiation
- Site supervision (small & large works)
- Testing & acceptance of works
- Report & before/after photos

## REPORTING

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- Structured monthly report
- Regular photos of interventions

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# Why choose BastideKeys

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## 1. Real technical expertise

15 years of experience managing building sites, tradespeople and property systems. I am not just a caretaker: I am a property manager who can challenge quotes and oversee complete renovations.

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## 2. Radical transparency

Monthly report, before/after photos, clear communication. No surprises, no opacity. You always know what is happening at your property.

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Simple, transparent pricing

Fixed monthly fee per property

NO SURPRISES. NO HIDDEN COSTS. A GENUINE RELATIONSHIP OF TRUST.

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# Ready to protect your estate?

*Contact me if you need a tailored property-care proposal.*

## Sébastien Donné

BASTIDEKEYS — PRESTIGE PROPERTY MANAGEMENT, PACA



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