

# Interim Estate Intendance

*Strategic stewardship for significant properties in transition.*

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Properties in transition lose value quietly. A substantial estate pending sale, moving through succession, or waiting on its new owner's plans will begin to deteriorate within months. Gardens lose their form. Mechanical systems go unmonitored. The quality that made the property worth acquiring erodes in the absence of intelligent daily attention.

Interim Estate Intendance places a qualified architectural advisor in residence for the duration of the transition. The property stays occupied, maintained to its standard, and ready for whatever comes next. Viewings, seasonal work, contractor supervision, coordination with agents or family offices. All handled by someone who understands the property at an estate level, because that is the work they already do.

## APPLICABLE SITUATIONS

- Pending sale, requiring show-ready condition throughout the listing period
- In succession, with decisions not yet resolved
- Recently acquired, before renovation or development begins
- Between permanent occupants or estate management appointments
- Seasonally vacant and requiring knowledgeable, sustained presence

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## SCOPE OF SERVICE

### On-site Presence

Full-time, live-in stewardship. The property remains occupied, heated, aired, and alive. Security through intelligent presence. Viewings accommodated at short notice.

### Property and Grounds

Coordination of all ongoing maintenance: gardens, exteriors, interiors, pools, outbuildings, mechanical systems. Working with existing staff and contractors, or sourcing replacements where needed.

### Transition Coordination

Practical management of whatever the transition demands. Preparing for viewings. Receiving specialists. Overseeing seasonal and minor works. Single point of contact for agents, notaires, family offices, or family members.

### Architectural Perspective

Because the intendant is an architectural advisor with estate-level experience, the service carries an additional dimension. Condition observations, risk identification, and strategic insight that conventional property minding does not provide.

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## TERMS

**Arrangement:** Flexible convention tailored to the jurisdiction. Fully terminable with agreed notice. No tenancy implications.

**Duration:** Three months to open-ended, depending on the property and the nature of the transition.

**Costs:** Agreed on a case-by-case basis. Designed to be cost-neutral or beneficial to the owner relative to vacancy.

**Geography:** Provence, the Luberon, Basque Coast, and wider France. Other European locations by arrangement.

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## SELECT ENGAGEMENTS

### Château de Malbosc, Cordes-sur-Ciel

13th-century estate in succession. Full stewardship and sale advisory through the transition period. Seven suites, 50 acres, restored 2008. Stewarded on behalf of the family following the owner's passing.

[jopetroni.com/advisory-families/malbosc](http://jopetroni.com/advisory-families/malbosc)

### La Belle Eco, Occitanie

Regenerative estate and event space. Current engagement. Full 3D survey and property documentation for an Art Deco property being reimagined as a sustainable hospitality destination.

[labelle.eco](http://labelle.eco)

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## ABOUT

Jo Petroni is a strategic advisor and second-generation architect based in France. Her practice, Listen Advisory, provides foundational property intelligence and estate-level strategic counsel for families with significant holdings. She has worked with large rural estates across Provence, the Luberon, Occitanie, and the Basque Coast for over a decade, and advises internationally across Europe and the United States.

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## To discuss availability.

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