Invest in Val-d'Oise: the investor guide

Setting up a business in Val-d'Oise, in the Paris Region (Île-de-France), France. Version of Oct. 3, 2026. Every figure and rule is taken from the official source cited next to it.

Online version: https://implantation95.com/en/s-implanter/guide-de-l-investisseur/

Contents

1. Key figures
2. Setting up in France from abroad
3. Your path as an investor and your contacts
4. Finding a professional
5. Sources

1. Key figures

1,281,653
inhabitants
INSEE, 2023

101,746
active establishments
INSEE, 2024

437,261
jobs
INSEE, 2023

25,665
businesses started
INSEE, 2025

40,142
students
French ministry for higher education, 2024

72,039,807
passengers at Paris-Charles de Gaulle
DGAC, 2025

Sources: INSEE, “Dossier complet”, Val-d'Oise department (2023 census, 2024 establishments, 2025 business start-ups) (published on 27 August 2026); French ministry for higher education, Regional atlas, students enrolled (open data) (2024 intake, dataset updated on 28 May 2026); DGAC, Commercial air traffic statistics, year 2025 (May 2026 edition).

340,399 private-sector employees at June 30, 2026 (latest quarter published, raw data), in 30,433 employer establishments (end of 2025).

Scope: employees under the general social security scheme, excluding agriculture and private households. Sources: Urssaf, Private-sector employees and payroll by department and broad sector (open data) (situation at 30 June 2026, dataset updated on 18 September 2026); Urssaf, Private-sector employer establishments and employees by department (open data, ODbL) (headcount at 31 December, 2015 to 2025).

573 listings published on this site at Oct. 3, 2026, of which 17 added in the last three months; 448 for rent and 142 for sale (a listing can be both).

2. Setting up in France from abroad

This page gives general guidance, not legal or tax advice. Rules change: check the official page linked in each section, or ask the competent authority, before making a decision.

Val-d'Oise at a glance

- 1,281,653

  inhabitants

  INSEE, census, 2023

- 101,746

  active business establishments

  INSEE, 2024

- 72,039,807

  passengers at Paris-Charles de Gaulle

  DGAC, 2025

- 40,142

  higher-education students

  French ministry, 2024 intake

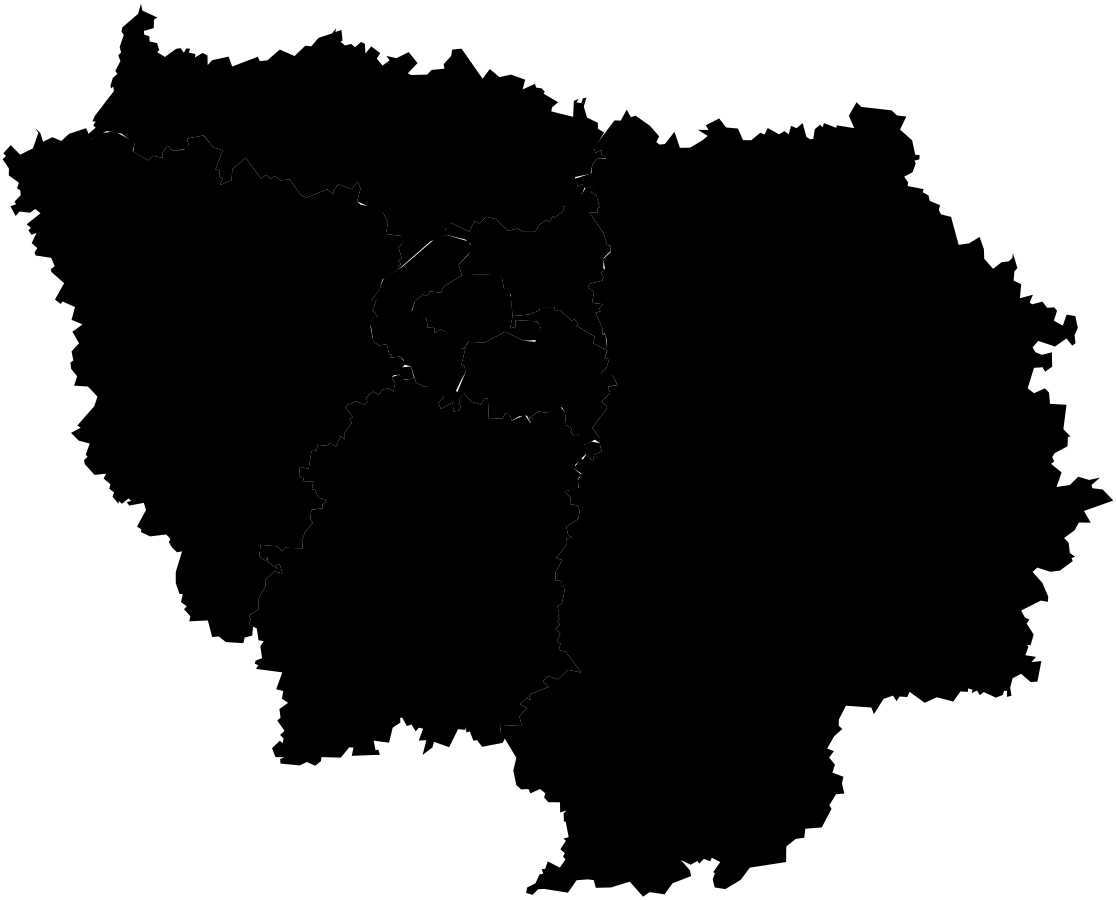
Val-d'Oise is a department of the Paris Region (Île-de-France). Roissy-en-France and Épiais-lès-Louvres, both in Val-d'Oise, are among the seven municipalities on which the Paris-Charles de Gaulle airport platform is located. In 2023, the 1,360 establishments on the platform employed 94,600 people. The airport handled 1,891,666 tonnes of freight and mail in 2025.

Sources: INSEE, “Dossier complet”, Val-d'Oise department, published on 27 August 2026 (2023 population census; active establishments in 2024); DGAC, commercial air traffic statistics for 2025, May 2026 edition; INSEE Analyses Île-de-France no. 214, published on 16 December 2025 (2023 data); French ministry for higher education, regional atlas, students enrolled at the start of the 2024 academic year (dataset updated on 28 May 2026).

More figures, in French: why Val-d'Oise, access and transport, employment and skills.

International access

The Paris-Charles de Gaulle airport platform lies partly in Val-d'Oise, in Roissy-en-France and Épiais-lès-Louvres. It is the busiest airport in mainland France by number of passengers.



- Val-d'Oise
- Paris
- Other Île-de-France departments
- Roissy-en-France (Paris-Charles de Gaulle airport)

What the map shows

- Val-d'Oise, north of Paris, in blue.
- Paris, in grey.
- Roissy-en-France, the Val-d'Oise municipality where the Paris-Charles de Gaulle airport platform is located, at the round marker.
- The other Île-de-France departments, in light grey.

Source : department boundaries and centre of Roissy-en-France: API Découpage administratif (geo.api.gouv.fr), retrieved on 02/10/2026, simplified boundaries.

Passengers at the two busiest airports in mainland France in 2025

- Paris-Charles de Gaulle72,039,807
- Paris-Orly34,927,304

View the chart data

Passengers at the two busiest airports in mainland France in 2025

	Passengers
Paris-Charles de Gaulle	72,039,807

	Passengers
Paris-Orly	34,927,304

Source : DGAC (French civil aviation authority), commercial air traffic statistics bulletin, May 2026 edition, 2025.

Planned rail links to the airport

1. 28 March 2027

   CDG Express

   Paris Gare de l’Est – Paris-Charles de Gaulle airport in 20 minutes.

   PlannedSource : CDG Express, project website, accessed on 02/10/2026

2. 2028

   Line 17: Saint-Denis-Pleyel – Le Bourget Aéroport

   First section of the line.

   PlannedSource : Société des grands projets, “Line 17” page, accessed on 02/10/2026

3. 2029

   Line 17: Le Bourget Aéroport – Parc des Expositions

   Section serving Gonesse station, the line's only station in Val-d'Oise.

   PlannedSource : Société des grands projets, “Line 17” page, accessed on 02/10/2026

4. 2030

   Line 17: Parc des Expositions – Le Mesnil-Amelot

   Via Paris-Charles de Gaulle airport.

   PlannedSource : Société des grands projets, “Line 17” page, accessed on 02/10/2026

Stations, roads and transport projects in the department, in French: access and transport.

Free public support

> ### Business France
>
> Business France is the national agency that supports the internationalization of the French economy; it attracts and supports foreign investors in France. It offers foreign companies a free, tailor-made service, with teams in France and in 53 countries.
>
> Welcome to France, by Business France

> **Choose Paris Region**
>
> Choose Paris Region is Paris Region's international attractiveness agency. It attracts and supports investors and facilitates the setting up of companies. Its services are free, confidential and customized, at any stage of your project.
>
> Choose Paris Region

In Val-d'Oise, CEEVO publishes the business premises available in the department on this website. Its contact details are at the bottom of this page.

Sources: Business France, “Who we are” and “Our services for foreign companies”; Choose Paris Region, “About us” and “Scale your business” (pages consulted on Oct. 2, 2026).

Choose how to establish your business

According to Business France, the most common options are opening a branch or creating a subsidiary; a liaison office allows a first presence.

The three main forms of establishment

Form	Legal status	What it can do
Liaison office	No legal personality of its own. With no commercial activity, it keeps no accounts, is not liable for taxes and is not a permanent establishment.	Make contacts, analyze the market, promote the foreign company. It cannot enter into contracts, invoice clients or conduct any commercial activity.
Branch	No legal personality of its own: responsibility lies with the foreign parent company. It is a permanent establishment, taxed in France, keeps accounts and registers with the Trade and Companies Register (RCS).	Carry on the parent company's activity in France. It is not eligible for public subsidies.
Subsidiary	A French company separate from the parent company, with its own legal personality (SA, SAS, etc.).	The most structured form of establishment.

Source: Business France, “Choosing your business establishment method”, verified on 11 May 2026.

Register your company

Company formalities are completed online on the one-stop shop formalites.entreprises.gouv.fr.

For a foreign company with no permanent establishment in France, the French tax administration's competent department is the Foreign Business Tax Department: Service des Impôts des Entreprises Étrangères (SIEE), 10 rue du Centre, TSA 20011, 93465 Noisy-le-Grand Cedex, telephone +33 (0)1 72 95 20 31.

Source: impots.gouv.fr, “Competent department” (international section, page modified on 23 October 2023), consulted on Oct. 2, 2026.

The steps for a company created in France (legal form, registration, premises, hiring) are described, in French, on the page Vos démarches.

Foreign investment screening

A foreign investment requires prior authorisation only if three conditions are all met. They relate to the origin of the investment, the nature of the transaction and the nature of the target company's activity. If one of them is not met, the investment is not subject to authorisation.

The transactions concerned are:

- acquiring control of an entity governed by French law;
- acquiring all or part of a branch of activity of such an entity;
- crossing the threshold of 25% of the voting rights of such an entity, or 10% for a company listed on a regulated market: these two cases apply only to investors from outside the European Union and the European Economic Area.

The administration replies within thirty business days of receiving a complete application; a further review of 45 business days may follow. If no reply is given within these periods, the application is deemed rejected.

Source: French Treasury (Direction générale du Trésor), “Investissements étrangers en France”, page dated 23 February 2026, and “Les conditions d'une opération soumise à autorisation préalable” (in French; guidelines in English can be downloaded from the first page).

Corporate taxes

- **Corporate tax**: the standard rate is 25%. A reduced rate of 15% applies to the first €42,500 of profit for companies whose turnover does not exceed €10 million and whose fully paid-up share capital is at least 75% owned by individuals.
- **VAT**: the standard rate is 20%.
- **Local taxes**: the business property tax (CFE) and the tax on business added value (CVAE).

Sources: Service Public Entreprendre, “Impôt sur les sociétés” (in French), verified on 17 February 2026; Business France, “Corporate tax” and “Other taxes and duties”, verified on 11 May 2026.

Bringing executives and staff to France

The multi-year **“talent” residence permit** (carte de séjour pluriannuelle « talent ») is intended for, among others, qualified employees, employees on assignment within a group, corporate officers and investors. It is issued for up to 4 years. For a “talent” qualified employee, the employer does not have to apply for a work permit.

Main conditions for three “talent” permits

Permit	Main conditions
Employee on assignment (intra-group mobility)	At least 3 months' seniority in the group, an employment contract with the company in France, and gross annual pay of at least €39,582.
Corporate officer	Legal representative of an establishment or company established in France, at least 3 months' seniority in the group, and gross annual pay of at least 3 times the minimum wage, i.e. €67,212.60.
Direct economic investment	An investment of at least €300,000 in tangible or intangible fixed assets in France, made personally or through a company you manage or of which you hold at least 30%, and creating or safeguarding jobs.

Source: Service Public, “Carte de séjour pluriannuelle « talent »” (in French), verified on 1 June 2026. Visa applications are filed with the French consular authorities in your country of residence.

Employing staff in France

- **Working time**: the legal working time is 35 hours a week.
- **Minimum wage (Smic)**: €12.31 gross per hour, i.e. €1,867.02 gross per month.
- **Foreign employer with no establishment in France**: the single point of contact is the Urssaf Foreign Companies Service (Urssaf Service Firmes étrangères), TSA 60003, 38046 Grenoble Cedex, +33 (0)8 06 80 26 33, sfe@urssaf.fr. Its website is available in English.

Sources: Service Public, “Durée légale du travail”, verified on 25 September 2025, and “Smic”, verified on 1 June 2026 (in French); Cleiss, “Employeur étranger sans établissement en France”; Urssaf, Foreign Companies Service website (pages consulted on Oct. 2, 2026).

Schooling for employees' children

In France, education is compulsory from the age of three. Families can choose between public education, private schools under contract and international schools.

Source: Business France, “Facilitating the relocation of employees to France”, verified on 11 May 2026.

Find premises in Val-d'Oise

Offices, light industrial units, warehouses, shops and land: browse the premises published by CEEVO, or explore the municipalities of Val-d'Oise.

3. Your path as an investor

1. **Get to know the area.** Up-to-date key figures and the investor guide in English, to download and share.
2. **Look for premises.** The listings of premises and land run by CEEVO, the town comparison tool and places to get started quickly.
3. **Estimate costs and grants.** Local taxes, levies, wages and asking prices of listings; public grants currently available.
4. **Prepare the move.** Legal form, residence permits, hiring; housing, schools and healthcare for your employees.
5. **Write to us.** The contact form goes straight to CEEVO. Describe your project, the floor area and the timeframe you have in mind.

Your contacts

CEEVO, 2 Avenue du Parc, 95000 Cergy-Pontoise, France — +33 1 34 25 32 42 — ceevo@ceevo95.fr

4. Finding a professional

CEEVO does not recommend any firm. These directories are published by the professional bodies; you choose freely.

Law and formalities

- **Lawyers**: Incorporation, leases, contracts, employment law. French national bar council
- **Judicial officers (commissaires de justice)**: Official reports, service of documents, debt recovery. French national chamber of judicial officers

Accounts and audit

- **Chartered accountants**: Bookkeeping, tax and social security returns, payroll. French order of chartered accountants, Order of chartered accountants, Paris Île-de-France
- **Statutory auditors**: Certification of accounts, where required or wanted. French institute of statutory auditors

Industrial property

- **Industrial property attorneys**: Patents, trademarks, designs. French institute of IP attorneys
- **INPI**: Filing and protection of patents and trademarks in France. INPI

Chambers of commerce

- **Val-d'Oise Chamber of Commerce and Industry**: Formalities and support for businesses in trade, industry and services. CCI Val-d'Oise
- **Chamber of trades and crafts**: Craft businesses. CMA Île-de-France
- **Bilateral chambers of commerce**: For American, Japanese and Chinese companies. AmCham France, JETRO, CCI France Japon, CCI France Chine, CCI France International

5. Sources

1. French national bar council, Directory of lawyers in France (page read on 3 October 2026): https://cnb.avocat.fr/annuaire-des-avocats-de-france
2. French order of chartered accountants, Directory of chartered accountants (page read on 3 October 2026): https://annuaire.experts-comptables.org/
3. Order of chartered accountants, Paris Île-de-France, Regional council of the order, Paris Île-de-France (page read on 3 October 2026): https://www.oec-paris.fr/
4. French institute of statutory auditors, Directory of statutory auditors (page read on 3 October 2026): https://www.cncc.fr/annuaire/
5. French national chamber of judicial officers, Directory of judicial officers (commissaires de justice) (page read on 3 October 2026): https://commissaire-justice.fr/annuaire/
6. French institute of IP attorneys, Website of the professional body (directory of IP attorneys) (page read on 3 October 2026): https://www.cncpi.fr/
7. INPI, French national industrial property institute (page read on 3 October 2026): https://www.inpi.fr/
8. CCI Val-d'Oise, Organisation and contact details (online page): https://www.entreprises.cci-paris-idf.fr/web/cci95/organisation_cci95
9. CMA Île-de-France, CMA Île-de-France, Val-d'Oise (online page): https://www.cma-idf.fr/lieux/cma-idf-val-doise
10. CCI France International, Network of French chambers of commerce and industry abroad (page read on 3 October 2026): https://www.ccifrance-international.org/
11. AmCham France, American Chamber of Commerce in France (page read on 3 October 2026): https://amchamfrance.org/
12. JETRO, JETRO office in France (page read on 3 October 2026): https://www.jetro.go.jp/france/
13. CCI France Japon, French Chamber of Commerce and Industry in Japan (page read on 3 October 2026): https://www.ccifj.or.jp/
14. CCI France Chine, French Chamber of Commerce and Industry in China (page read on 3 October 2026): https://www.ccifc.org/
15. INSEE, “Dossier complet”, Val-d'Oise department (2023 census, 2024 establishments, 2025 business start-ups) (published on 27 August 2026): https://www.insee.fr/fr/statistiques/2011101?geo=DEP-95
16. French ministry for higher education, Regional atlas, students enrolled (open data) (2024 intake, dataset updated on 28 May 2026): https://data.enseignementsup-recherche.gouv.fr/explore/dataset/fr-esr-atlas_regional-effectifs-d-etudiants-inscrits/
17. DGAC, Commercial air traffic statistics, year 2025 (May 2026 edition): https://www.ecologie.gouv.fr/sites/default/files/documents/Bulletin_Statistiques_transport_aerien_2025.pdf
18. Urssaf, Private-sector employer establishments and employees by department (open data, ODbL) (headcount at 31 December, 2015 to 2025): https://open.urssaf.fr/explore/dataset/nombre-detablissements-employeurs-et-effectifs-salaries-du-secteur-prive-par-dep/
19. Urssaf, Private-sector employees and payroll by department and broad sector (open data) (situation at 30 June 2026, dataset updated on 18 September 2026): https://open.urssaf.fr/explore/dataset/effectifs-salaries-et-masse-salariale-du-secteur-prive-par-departement-x-grand-s/
20. CEEVO, Property listings on this site (published listings) (today's calculation): https://implantation95.com/en/offres/

This guide gives general guidance, not legal or tax advice. Check the official page cited before making a decision.